

# **Dalhousie Student Union Inc.**

Financial Statements

**March 31, 2021**



## Independent auditor's report

To the Members of Dalhousie Student Union Inc.

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### Our opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Dalhousie Student Union Inc. (the Student Union) 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.

#### What we have audited

The Student Union's financial statements comprise:

- the statement of financial position as at March 31, 2021;
- the statement of revenues and expenses for the year then ended;
- the statement of 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.

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### 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.

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### 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

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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 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.

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### **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

Halifax, Nova Scotia  
September 29, 2021

# Dalhousie Student Union Inc.

## Statement of Financial Position

As at March 31, 2021

	2021 \$	2020 \$
<b>Assets</b>		
<b>Current assets</b>		
Cash and cash equivalents	1,916,598	496,630
Amounts receivable		
Dalhousie University	1,749,357	1,731,429
Other	67,954	444,724
Inventories	10,128	37,874
Prepaid expenses	25,692	32,357
	<u>3,769,729</u>	<u>2,743,014</u>
Restricted cash	2,704,291	2,366,578
Investments, at market value (note 3)	3,542,211	3,080,044
Capital assets (note 4)	7,390,486	7,850,242
	<u>17,406,717</u>	<u>16,039,878</u>
<b>Liabilities</b>		
<b>Current liabilities</b>		
Accounts payable and accrued liabilities (note 5)	1,043,983	633,436
Current portion of deferred revenue	65,181	45,812
Current portion of long-term debt (note 9)	215,000	208,000
Other liabilities	1,081,420	834,531
	<u>2,405,584</u>	<u>1,721,779</u>
Deferred revenue	229,333	-
Interest rate swap (note 9)	533,938	1,287,940
Long-term debt (note 9)	5,943,000	6,156,000
	<u>9,111,855</u>	<u>9,165,719</u>
<b>Net assets</b>		
Unrestricted net assets	1,633,216	879,214
Internally restricted net assets (note 6)	6,661,646	5,994,945
	<u>8,294,862</u>	<u>6,874,159</u>
	<u>17,406,717</u>	<u>16,039,878</u>

### Approved by the Executive

\_\_\_\_\_ Executive \_\_\_\_\_ Executive

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

# Dalhousie Student Union Inc.

## Statement of Revenues and Expenses

For the year ended March 31, 2021

	Operating fund budget \$	Operating Fund – actual \$	Internally restricted fund – actual \$	2021 \$	2020 \$
<b>Revenues</b>					
Bar services	1,600	3,087	-	3,087	410,017
Contracts	118,244	112,979	-	112,979	132,529
Council administration	-	350	-	350	-
Food bank	-	-	90,011	90,011	-
Food services	150,000	28,667	-	28,667	167,134
Health plan	-	-	4,795,826	4,795,826	5,182,528
IM Well fund	-	-	7,500	7,500	9,950
International health plan	-	-	2,004,621	2,004,621	3,046,602
Investment income (loss) (note 7)	26,320	245,524	226,527	472,051	(72,939)
Programming and initiatives	47,480	45,310	-	45,310	274,540
Retail services	2,850	2,198	-	2,198	99,666
S.U.B. operations	2,000	8,515	-	8,515	74,517
S.U.B. reservations	49,998	42,624	-	42,624	124,225
Student Union fees – net	1,257,318	1,327,574	629,899	1,957,473	1,827,939
	1,655,810	1,816,828	7,754,384	9,571,212	11,276,708
<b>Expenses</b>					
Amortization of capital assets	18,038	17,456	459,134	476,590	484,470
Bar services	124,343	91,831	-	91,831	647,533
Council administration	249,545	201,735	-	201,735	235,165
External affairs	66,164	72,156	-	72,156	35,920
Food bank	-	-	36,006	36,006	-
Food services	16,400	29,232	-	29,232	34,287
Furniture and fixtures	250	228	-	228	-
Grants	70,550	106,282	-	106,282	46,715
Health plan	-	-	3,708,844	3,708,844	4,111,299
IM Well fund	-	-	14,450	14,450	3,000
Interest expense and bank charges	-	-	221,520	221,520	227,784
International health plan	-	-	2,797,569	2,797,569	2,841,693
Programming and initiatives	118,603	142,407	-	142,407	378,162
Retail services	48,817	41,482	-	41,482	119,758
S.U.B. operations	882,353	788,122	-	788,122	1,037,198
S.U.B. reservations	51,596	54,642	-	54,642	67,745
Shuttle bus	7,170	7,383	-	7,383	10,186
Student Union fees – net	-	-	114,032	114,032	39,036
	1,653,829	1,552,956	7,351,555	8,904,511	10,319,951
<b>Excess of revenues over expenses for the year before the following</b>	1,981	263,872	402,829	666,701	956,757
Unrealized gain (loss) on fair value of on interest rate swap	-	754,002	-	754,002	(658,222)
<b>Excess of revenues over expenses for the year</b>	1,981	1,017,874	402,829	1,420,703	298,535

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

# Dalhousie Student Union Inc.

## Statement of Changes in Net Assets

For the year ended March 31, 2021

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	Unrestricted net assets \$	Internally restricted net assets \$	2021 \$	2020 \$
<b>Net assets – Beginning of year</b>	879,214	5,994,945	6,874,159	6,575,624
Excess of revenues over expenses for the year	1,017,874	402,829	1,420,703	298,535
Transfer to the capital projects fund (note 6)	(263,872)	263,872	-	-
<b>Net assets – End of year</b>	<u>1,633,216</u>	<u>6,661,646</u>	<u>8,294,862</u>	<u>6,874,159</u>

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

# Dalhousie Student Union Inc.

## Statement of Cash Flows

For the year ended March 31, 2021

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	2021 \$	2020 \$
<b>Cash provided by (used in)</b>		
<b>Operating activities</b>		
Excess of revenues over expenses for the year	1,420,703	298,535
Charges (credits) to operations not involving cash		
Amortization of capital assets	476,590	484,470
Unrealized loss (gain) on investments	(285,188)	150,074
Unrealized loss (gain) on fair value of interest rate swap	(754,002)	658,222
Gain on disposal of investments	(153,465)	(5,413)
	704,638	1,585,888
Change in non-cash working capital (note 8)	1,299,391	(380,397)
	2,004,029	1,205,491
<b>Financing activities</b>		
Change in restricted cash	(337,713)	(687,306)
Repayment of long-term debt	(206,000)	(202,000)
	(543,713)	(889,306)
<b>Investing activities</b>		
Investment proceeds and purchases, net	(23,514)	(30,017)
Purchase of capital assets	(16,834)	(392,995)
	(40,348)	(423,012)
<b>Net change in cash during the year</b>	1,419,968	(106,827)
<b>Cash and cash equivalents – Beginning of year</b>	496,630	603,457
<b>Cash and cash equivalents– End of year</b>	1,916,598	496,630

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



# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

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### 1 Nature of operations

The Dalhousie Student Union Inc. (the Student Union or DSU) is a not-for-profit student union providing employment, advocacy and general support for the students of Dalhousie University. The Student Union is funded through Dalhousie University student fees and from net income generated from various businesses operated by the Student Union.

### 2 Significant accounting policies

#### Basis of accounting

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

#### Revenue recognition

- Contributions

Contributions are recognized using the deferral method. Internally restricted contributions or contributions with no restrictions are recognized as received. Externally restricted contributions relating to expenses of the current period are recognized as received. Externally restricted contributions for expenses relating to future periods are deferred and recognized in the same period as the expenses. Externally restricted contributions for the purchase of capital assets are deferred and recognized on the same basis as the amortization expense of the asset over its useful life.

- Student Union fee revenues

Student Union fee revenues are recognized as received from Dalhousie University. Student fee revenue is allocated to specific programs of the Student Union based on full-time and part-time staff working in each department. Revenue allocated to the Student Union has been recorded on a net basis as the Student Union acts as an agent in the transaction on behalf of Dalhousie University.

- Contracts

Contract revenue is recognized when earned based on the terms of the contract.

- Investment income

Investment income is recognized as earned.

- Health plan

Fees received from Dalhousie University for insurance premiums are shown gross of the related insurance premium expense.

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

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### Inventories

Inventories are carried at the lower of cost and net realizable value. Cost is determined on the first-in, first-out basis.

The cost of inventories recognized as an expense during the year was \$22,261 (2020 – \$219,285).

### Investments

Investments are carried at quoted market value. All investments are measured at fair value with changes in fair value recognized in the excess of revenues over expenses in the period they arise.

Realized income is income earned from dividends and interest that has been collected or accrued in the current fiscal period along with gains or losses from the disposal of investments.

Unrealized income is income that is recorded reflecting the change in market value over the book value of the investments currently being held by the Student Union at year-end. The unrealized change in market value is the result of both change in the value of the investment, as well as the change in foreign currency where applicable and is included in investment income for the current period.

### Capital assets

All capital expenditures in excess of \$5,000 are capitalized and amortized on a straight-line basis over their estimated useful lives as follows:

Vehicle	5 years
Equipment	6 – 12 years
Computer equipment	3 years
Leasehold improvements	10 – 25 years

### Cash and cash equivalents

Cash and cash equivalents include cash on hand, balances with banks and other short-term investments which are available on demand. Bank borrowings are considered to be financing activities. Restricted cash relates to cash that is internally restricted to cover specific expenses of future periods.

### Deferred revenue

Deferred revenue includes initial signing payments received on long-term contracts that are recognized as revenue over the term of the contract.

### Other liabilities

Other liabilities are made up of balances owed to levied societies and departments. The Student Union collects society fees from Dalhousie University on behalf of the societies and distributes this money once the society becomes ratified. In order to be ratified, each society must be approved by the Student Union's Society Review Committee, which includes a review of the societies' financial records and bank account transactions, if applicable.

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

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### Management estimates

The presentation of financial statements in conformity with ASNPO requires management to make estimates, assumptions and allocations that affect the reported amount of assets, liabilities and disclosure of contingent liabilities as at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those reported.

### Financial instruments and risk management

- Initial measurement

Financial instruments are measured at fair value when issued or acquired. For financial instruments subsequently measured at cost or amortized cost, fair value is adjusted by the amount of the related financing fees and transaction costs. Transaction costs and financing fees relating to financial instruments that are measured subsequently at fair value are recognized in operations in the year in which they are incurred.

- Subsequent measurement

At each reporting date, the Student Union measures its financial assets and liabilities at cost or amortized cost, except for investments and the interest rate swap, which must be measured at fair value. The financial instruments measured at amortized cost are cash and cash equivalents, restricted cash, amounts receivable, accounts payable and accrued liabilities, other liabilities and long-term debt.

For financial assets measured at cost or amortized cost, the Student Union regularly assesses whether there are any indications of impairment. If there is an indication of impairment and the Student Union determines that there is a significant adverse change in the expected timing or amount of future cash flows from the financial asset, it recognizes an impairment loss in the statement of revenues and expenses. Any reversals of previously recognized impairment losses are recognized in the statement of revenues and expenses in the year the reversal occurs.

The Student Union's financial instruments consist of cash and cash equivalents, restricted cash, amounts receivable, investments, accounts payable and accrued liabilities, deferred revenue, other liabilities, interest rate swap and long-term debt. It is management's opinion that the Student Union is not exposed to significant interest, currency or credit risk arising from these financial instruments.

- COVID-19

On March 11, 2020, the World Health Organization declared a pandemic following the emergence and rapid spread of a novel strain of coronavirus (COVID-19). The continued spread of COVID-19 and the actions being taken by governments, businesses and individuals to limit the pandemic may adversely impact the Student Union's operations. This has resulted in significant economic uncertainty, of which the potential impact on the Student Union's future financial results is difficult to reliably measure.

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

### 3 Investments

	2021 \$	2020 \$
Cash	252,953	108,827
Marketable securities	3,289,258	2,971,217
	<u>3,542,211</u>	<u>3,080,044</u>

### 4 Capital assets

	2021		
	Cost \$	Accumulated amortization \$	Net \$
Vehicle	24,019	24,019	-
Equipment	932,337	669,378	262,959
Computer equipment	20,345	19,361	984
Leasehold improvements	12,252,369	5,125,826	7,126,543
	<u>13,229,070</u>	<u>5,838,584</u>	<u>7,390,486</u>
	2020		
	Cost \$	Accumulated amortization \$	Net \$
Vehicle	89,781	84,977	4,804
Equipment	915,612	617,342	298,270
Computer equipment	20,345	12,589	7,756
Leasehold improvements	13,153,645	5,614,233	7,539,412
	<u>14,179,383</u>	<u>6,329,141</u>	<u>7,850,242</u>

### 5 Accounts payable and accrued liabilities

	2021 \$	2020 \$
Accrued liabilities	89,636	39,210
Accounts payable	954,347	594,226
	<u>1,043,983</u>	<u>633,436</u>

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

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### 6 Internally restricted net assets

The Student Union has set up internally restricted net assets to support the following activities:

#### Capital campaign

Contributions to the Dalhousie University Capital Campaign of \$25 per full-time student and \$20 per part-time student were received annually during the five years ended March 31, 2001. Of the total monies received over the five years, \$1 million went towards construction of the new Arts and Social Science Building. The balance remaining in the fund has been committed to the ongoing liability for the Blue Light Safety system.

#### Capital projects

In the 2020/21 fiscal year, Council approved a one-time transfer of excess revenues over expenses from the operating fund to the capital projects fund. This fund will be used to participate in capital projects otherwise not budgeted for.

#### Facility improvement fees

Students voted in 1995/96 to contribute \$10 per full-time student and \$5 per part-time student to develop a football team program. Dalhousie University subsequently decided not to proceed with this project and the students agreed in a follow up referendum in 1996/97 to use the funds collected in 1997/98 and beyond for the improvement of the Student Union facilities. Council voted in June 1998 to use the fees collected during 1996/97 to equally fund three different initiatives: programming, investing and Student Union improvements. In the 2003 fiscal year, it was agreed that a portion of this fee would be reallocated to the DSU renovation fund such that \$4.25 per full-time student and \$1.00 per part-time student is allocated for overall improvements to the Student Union managed properties, equipment, computers and furniture.

#### Food bank

This fund was created to track all food bank donations outweighing food bank expenses incurred. Any excess contributions over expenses to the food bank department will be put into this fund and spent on food bank related expenditures only.

#### DSU renovation fund

This fund has been set up to accumulate funds for the renovation of the Student Union building which began in 2002. The Student Union voted to continue the special capital campaign levy and to use these funds to renovate the Student Union building. In the past, these funds were used to pay back the loan received to finance the renovations from Dalhousie University.

#### Student accessibility fund

This portion of student fees is collected for the purpose of improving accessibility of the Student Union facilities for individuals with disabilities.

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

### IM Well fund

This fund has been set up based on a recognition of the need to provide a consistent level of funding for the DSU, which is to be used for services directly related to the mental health of students. IM Well is funded entirely by the health plan providers and is managed and administered by the Student Union. The funding is provided semi-annually, to coincide with the payment of the term invoices.

### Health plan fund

This fund has been set up to accumulate funds to use to decrease premiums, enhance benefits or maintain the solvency of the health plan. The monies received are used to pay claims incurred by members of the Student Union as well as to facilitate an administrative office. The accumulated funds have been set aside as restricted cash and investments, on which the income is added to the internally restricted balance.

### International health plan fund

The international health plan represents monies collected from international students who are required to have medical insurance coverage during their tenure in Canada. Funds collected are used to pay insurance premiums incurred by international students and to establish an emergency reserve.

	2021					
	Opening balance \$	Contributions received \$	Expenditures \$	Amortization of capital assets \$	Investment income \$	Ending Balance \$
Capital campaign	6,059	-	1,271	-	-	4,788
Capital projects	-	263,872	-	-	-	263,872
Facility improvement fees	249,705	87,717	16,009	15,120	-	306,293
Food bank	-	90,011	36,006	-	-	54,005
DSU renovations fund	1,094,595	507,582	221,520	444,014	-	936,643
Student accessibility fund	245,972	34,600	96,752	-	-	183,820
IM Well fund	6,950	7,500	14,450	-	-	-
Health plan fund	3,445,166	4,795,826	3,708,844	-	226,527	4,758,675
International health plan	946,498	2,004,621	2,797,569	-	-	153,550
	5,994,945	7,791,729	6,892,421	459,134	226,527	6,661,646

  

	2020					
	Opening balance \$	Contributions received \$	Expenditures \$	Amortization of capital assets \$	Investment loss \$	Ending balance \$
Capital campaign	7,256	-	1,197	-	-	6,059
Facility improvement fees	201,762	75,225	10,311	16,971	-	249,705
DSU renovations fund	1,292,848	473,540	227,784	444,009	-	1,094,595
Student accessibility fund	241,090	32,410	27,528	-	-	245,972
IM Well fund	-	9,950	3,000	-	-	6,950
Health plan fund	2,395,610	5,182,528	4,111,299	-	21,673	3,445,166
International health plan	741,589	3,046,602	2,841,693	-	-	946,498
	4,880,155	8,820,255	7,222,812	460,980	21,673	5,994,945

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

### 7 Investment income

	Operating fund \$	Internally restricted fund \$	2021 \$	2020 \$
Interest and dividends	16,345	61,529	77,874	114,958
Gain on disposal of investments	24,211	129,254	153,465	5,413
Unrealized gain (loss) on investments	216,081	69,107	285,188	(150,074)
Management fees	(11,113)	(33,363)	(44,476)	(43,236)
	245,524	226,527	472,051	(72,939)

### 8 Change in non-cash working capital

	2021 \$	2020 \$
Amounts receivable	358,842	190,741
Inventories	27,746	5,840
Prepays	6,665	(593)
Deferred revenue	248,702	(22,895)
Accounts payable and accrued liabilities	410,547	(847,630)
Other liabilities	246,889	294,140
	1,299,391	(380,397)

### 9 Long-term debt

The Student Union has entered into a non-revolving term facility with the Royal Bank of Canada (the facility). The facility carries a 10-year term, due December 2026, and is repayable over a 25-year amortization period. The facility is secured by a first ranking interest on all general property of the Student Union and by a letter of guarantee from Dalhousie University. The Student Union has entered into an interest-rate swap (swap) agreement with the notional value matching the principal balance and term of the debt. The swap fixes the interest rate over the term of the loan at 3.57%. As at March 31, 2021, the fair value of the swap is a liability of \$533,938 (2020 – \$1,287,940).

The Student Union is required to make the following principal repayments on the financing agreement with the facility:

	\$
Year ending March 31, 2022	215,000
2023	221,000
2024	229,000
2025	235,000
2026	243,000

# Dalhousie Student Union Inc.

## Notes to Financial Statements

March 31, 2021

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### 10 Related party transactions

During the year, Dalhousie University collected and remitted certain revenue and processed certain expenses on behalf of the Student Union which are summarized below:

	2021 \$	2020 \$
Student Union fees	1,957,473	1,827,939
Salaries and benefits expense	1,013,597	1,569,751

### 11 Income taxes

The Student Union is a not-for-profit organization and as such is exempt from income taxes.

### 12 Health plan

In October 1998, students voted to implement a health plan beginning September 1999. The premium was approved by a student referendum in conjunction with the student elections in April 2002. The referendum also permits increases in premiums to cover future increases in the inflation rate or claims experience. Students may increase the coverage to include their families by paying an additional premium.