

**FINANCIAL STATEMENTS OF**  
**ONTARIO TECH STUDENT UNION**  
**April 30, 2022**

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## **INDEPENDENT AUDITOR'S REPORT**

To the Members of  
Ontario Tech Student Union

### *Opinion*

We have audited the financial statements of Ontario Tech Student Union (the "Student Union"), which comprise the statement of financial position as at April 30, 2022, the statement of operations, statement of changes in fund balances 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 the Student Union as at April 30, 2022, 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 Student Union 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 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.

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:

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## INDEPENDENT AUDITOR'S REPORT, continued

- ♦ 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 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.

*Baker Tilly KDN LLP*


Chartered Professional Accountants  
Licensed Public Accountants


Courtice, Ontario  
August 18, 2022

**ONTARIO TECH STUDENT UNION**  
**STATEMENT OF FINANCIAL POSITION**  
As at April 30, 2022

	2022	2021
	\$	\$
<b>ASSETS</b>		
<b>Current assets</b>		
Cash	3,205,720	3,903,575
Short term investment (Note 3)	51,898	51,898
Accounts receivable	20,943	8,385
Prepaid expenses	101,178	99,852
Due from Ontario Tech University (Note 4)	304,352	194,473
	3,684,091	4,258,183
Tangible capital assets (Note 5)	64,452	22,343
Intangible asset (Note 6)	5,065,416	5,063,465
	8,813,959	9,343,991
<b>LIABILITIES</b>		
<b>Current liabilities</b>		
Accounts payable and accrued liabilities	129,005	64,685
Harmonized sales tax payable	1,463	4,052
Due to Ontario Tech University (Note 4)	500,000	1,500,000
Deferred revenue (Note 7)	720,127	259,555
Due to student clubs and societies	222,459	192,912
Current portion of loans payable (Note 8)	140,489	136,896
	1,713,543	2,158,100
Due to Ontario Tech University (Note 4)	-	500,000
Loans payable (Note 8)	3,165,894	3,306,178
	4,879,437	5,964,278
<b>NET ASSETS</b>		
Unrestricted	1,812,265	1,575,023
Invested in tangible capital and intangible assets	1,323,485	(357,266)
Building fund - internally restricted	410,000	1,910,000
Health fund - internally restricted	364,984	251,956
Building Maintenance fund - internally restricted	23,788	-
	3,934,522	3,379,713
	8,813,959	9,343,991

Approved on behalf of the board

  
\_\_\_\_\_  
Director  
Samantha Brown  
2022-08-18

  
\_\_\_\_\_  
Director  
Sujith.S  
2022-08-18

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**STATEMENT OF OPERATIONS**  
For the year ended April 30, 2022

	2022	2021
	\$	\$
<b>Membership and other revenue</b>		
Health fees (Note 9)	2,858,121	2,706,982
Student fees (Note 10)	1,733,822	1,698,807
Legal aid fees (Note 11)	278,685	167,794
Other revenue	31,795	22,917
	<u>4,902,423</u>	<u>4,596,500</u>
<b>Expenses</b>		
Health expense (Note 9)	2,676,824	2,507,579
Wages, salaries and benefits (Note 13)	925,059	750,473
Legal aid (Note 11)	256,535	167,794
Occupancy expense	119,561	1,171
Programs (Note 12)	99,779	117,493
Administrative	75,190	57,643
Interest on loans payable	43,396	-
Amortization of intangible assets	42,567	-
Amortization of tangible capital assets	28,728	11,484
Marketing and communication	24,995	45,793
Governance	19,096	12,329
Professional fees	18,247	22,274
E-Sports	17,637	-
	<u>4,347,614</u>	<u>3,694,033</u>
<b>Excess of revenues over expenditures from operations</b>	554,809	902,467
Government assistance	-	12,154
<b>Excess of revenues over expenditures for the year</b>	<u>554,809</u>	<u>914,621</u>

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**STATEMENT OF CHANGES IN FUND BALANCES**  
For the year ended April 30, 2022

	2022	2021
	\$	\$
<b>Unrestricted fund</b>		
Balance, beginning of year	1,575,023	728,113
Excess of revenues over expenses	554,809	914,621
Transfer (to) from tangible capital and intangible assets fund	(180,751)	381,463
Excess of revenues over expenses of the health fund	(113,028)	(144,174)
Transfer to Building fund - internally restricted	-	(305,000)
Transfer to Building maintenance fund- internally restricted	(23,788)	-
<b>Balance, end of year</b>	<b>1,812,265</b>	<b>1,575,023</b>
<b>Invested in tangible capital and intangible assets</b>		
Balance, beginning of year	(357,266)	24,197
Purchase of tangible capital assets	70,838	9,630
Amortization of tangible capital assets and intangible assets	(71,295)	(11,484)
Investment in Student Centre License	44,517	5,063,465
Loans to fund Student Centre License	-	(3,500,000)
Loan repayments for Student Centre License	136,691	56,926
Repayment (payable) to Ontario Tech University	1,500,000	(2,000,000)
<b>Balance, end of year</b>	<b>1,323,485</b>	<b>(357,266)</b>
<b>Building fund - internally restricted</b>		
Balance, beginning of year	1,910,000	1,605,000
Transfer from Unrestricted fund	-	305,000
Transfer to investment in tangible capital and intangible assets	(1,500,000)	-
<b>Balance, end of year</b>	<b>410,000</b>	<b>1,910,000</b>
<b>Health fund</b>		
Balance, beginning of year	251,956	107,782
Excess of revenue over expenses of the health fund (Note 9)	113,028	144,174
<b>Balance, end of year</b>	<b>364,984</b>	<b>251,956</b>
<b>Building Maintenance fund - internally restricted</b>		
Transfers from Unrestricted fund (Note 4)	23,788	-
<b>Balance, end of year</b>	<b>23,788</b>	<b>-</b>

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**STATEMENT OF CASH FLOWS**  
For the year ended April 30, 2022

	2022	2021
	\$	\$
<b>CASH PROVIDED FROM (USED FOR)</b>		
<b>Operating activities</b>		
Excess of revenue over expenditures	554,809	914,621
Adjustments for		
Amortization of intangible assets	42,567	-
Amortization of tangible capital assets	28,728	11,484
	<u>626,104</u>	<u>926,105</u>
Change in non-cash working capital items		
Accounts receivable	(12,558)	51,885
Due from Ontario Tech University	(109,879)	(19,147)
Harmonized sales tax payable	(2,589)	(25,818)
Prepaid expenses	(1,326)	(62,950)
Accounts payable and accrued liabilities	64,320	20,336
Due to Ontario Tech University	(1,000,000)	1,500,000
Deferred revenue	460,572	81,996
Due to student clubs and societies	29,547	77,219
	<u>54,191</u>	<u>2,549,626</u>
<b>Investing activities</b>		
Purchase of tangible capital assets	(70,838)	(9,630)
Purchase of intangible capital assets	(44,517)	(5,063,465)
	<u>(115,355)</u>	<u>(5,073,095)</u>
<b>Financing activities</b>		
Advance of loans payable	-	3,500,000
Repayment of loans payable	(136,691)	(56,926)
Advanced (to) from Ontario Tech	(500,000)	500,000
	<u>(636,691)</u>	<u>3,943,074</u>
<b>Increase (decrease) in cash</b>	<b>(697,855)</b>	<b>1,419,605</b>
<b>Cash and cash equivalents, beginning of year</b>	<b>3,955,473</b>	<b>2,535,868</b>
<b>Cash and cash equivalents, end of year</b>	<b>3,257,618</b>	<b>3,955,473</b>
<b>Cash and cash equivalents consists of:</b>		
Cash	3,205,720	3,903,575
Short term investment	51,898	51,898
	<u>3,257,618</u>	<u>3,955,473</u>

The accompanying notes are an integral part of these financial statements



**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

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**1. NATURE OF OPERATIONS**

Ontario Tech Student Union (the "Student Union") was incorporated on June 6, 2017 without share capital and operates as a not-for-profit organization that is tax exempt under the Income Tax Act. The Student Union exists to enhance student experience, as well as encourage equality and equity while providing essential services for the students of Ontario Tech University.

**2. SIGNIFICANT ACCOUNTING POLICIES**

*(a) Basis of presentation*

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPPO).

*(b) Financial instruments*

The Student Union initially measures its financial assets and financial liabilities at fair value, except for certain non-arm's length transactions. The Student Union subsequently measures all its financial assets and financial liabilities at amortized cost, except for investments that are quoted in an active market, which are measured at fair value. Changes in fair value are recognized in excess of revenue over expenditures.

Financial assets measured at amortized cost include cash, short-term investment, accounts receivable and amounts due from Ontario Tech University.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities, amounts due to Ontario Tech University, amounts due to student clubs and societies and loans payable.

Financial assets measured at cost are tested for impairment when there are indicators of impairment.

The amount of the write-down is recognized in excess of revenue over expenditures. The previously recognized impairment loss may be reversed to the extent of the improvement, directly or by adjusting the allowance account, provided it is no greater than the amount that would have been reported at the date of the reversal had the impairment not been recognized previously. The amount of the reversal is recognized in excess of revenue over expenditures.

The Student Union recognizes its transaction costs in excess of revenue over expenditure in the period incurred. However, financial instruments that will not be subsequently measured at fair value are adjusted by the transaction costs that are directly attributable to their origination, issuance or assumption.

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The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended April 30, 2022**

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**2. SIGNIFICANT ACCOUNTING POLICIES, continued**

*(c) Tangible capital assets*

Tangible capital assets are recorded at cost and are being amortized over their estimated useful lives on a straight-line method. The annual amortization rates are as follows:

Furniture & fixtures	Straight-line	3 years
Leasehold improvements	Straight-line	5 years
Computer equipment	Straight-line	3 years
Mobile telephone application	Straight-line	3 years

Tangible capital assets are reviewed for impairment whenever events or changes in the circumstances indicate that the carrying value may not be recoverable. If the total of the estimated undiscounted future cash flows is less than the carrying value of the asset, an impairment loss is recognized for the excess of the carrying value over the fair value of the asset during the year the impairment occurs.

The estimated useful lives of assets are reviewed by management and adjusted if necessary.

Tangible capital assets acquired during the year but not placed into use are not amortized until they are placed into use.

*(d) Intangible asset*

Intangible asset consisting of a building license is recorded at cost including a one-time license fee, professional fees and interest on loans prior to the asset being ready for use, which are directly attributable to the acquisition of the license. The Student Union provides for amortization using the straight-line method at rates designed to amortize the cost of the intangible asset over its estimated useful life. The annual amortization rate is as follows:

Building license	60 years
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The building license is non-transferable and grants the Student Union unlimited and unrestricted access to a proportionate share of the exclusive use areas of the building constructed by Ontario Tech University. The license term is 30 years plus renewal option of an additional 30 years. The Student Union has the right of first refusal to obtain a freehold or leasehold title to the exclusive use areas for a purchase price equal to the then unpaid portion of the license fee (Note 4). There would be no further costs to obtain the title.

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The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended April 30, 2022**

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**2. SIGNIFICANT ACCOUNTING POLICIES, continued**

*(e) Revenue recognition*

The Student Union follows a deferral method of accounting for contributions.

Student fees consist of Student Association fees and USU Building Fees. Student Association fees include; Community and Social Programming, Wellness and Support Services, Student Representation and Leadership, Campus Clubs, Student Societies, Campus Life and Events and Benefit Plan Coordination. USU Building fees are specifically collected to fund the administration and operation of the Student Union space that houses programs and services for students. This fee is used for mortgage payment, maintenance, repairs, capital refresh, operating and administrative costs.

Unrestricted contributions to student fees are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Restricted contributions for student clubs and societies are recorded as deferred revenue and recognized as revenue when earned.

Unrestricted contributions for health and legal aid fees are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured. Student health insurance and legal aid premiums provide coverage for students on an annual basis ending August 31. Deferred revenue includes the portion of fall and winter student health fees revenue for the period coverage May to August the following year.

All other revenue is recognized as revenue when received or receivable, if the amount can reasonably estimated and collection is reasonably assured.

*(f) Building fund*

The Building fund accounts for board allocated funds to be used towards the purchase of space for the Student Union as agreed upon with Ontario Tech University.

*(g) Health fund*

The Health fund is funded by the excess of health fund revenues over expenditures from student health insurance plan and supports the Student Union's initiatives that relate to the health and well being of students.

*(h) Building Maintenance fund*

The Building Maintenance fund accounts for board allocated funds to be used towards the space for the Student Union, as agreed upon with Ontario Tech University, and of its proportionate share of the building structural and systems repair and maintenance costs.

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The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

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**2. SIGNIFICANT ACCOUNTING POLICIES, continued**

*(i) Contributed services*

The operations of the Student Union depend on both the contribution of time by volunteers and donated materials from various sources. The fair value of donated materials and services cannot be reasonably determined and are therefore not reflected in these financial statements.

*(j) Measurement uncertainty*

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 amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Estimates are used when accounting for items and matters such as allowance for uncollectible accounts receivable, amortization, asset valuations, deferred revenue and provisions for liabilities of uncertain timing. Actual results could differ from these estimates.

On March 11, 2020, the World Health Organization categorized COVID-19 as a pandemic, based on the rapid increase in exposure globally. The full impact of the COVID-19 outbreak continues to evolve throughout the world including Canada. To mitigate the financial impact, the Student Union is keeping abreast of all available subsidies, applying for those subsidies that it is eligible for and reducing operating costs where possible.

Given the dynamic nature of the COVID-19 outbreak and the global responses to curb its spread, the impact on the Student Union will not be known with certainty for months to come; however, the Student Union does not anticipate further impact on their operations.

**3. SHORT TERM INVESTMENT**

Short term investment consists of a non-redeemable guaranteed investment certificate ("GIC") that has an annual interest rate of 0.15%. The GIC matures on October 12, 2022.

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The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**For the year ended April 30, 2022**

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**4. RELATED PARTY TRANSACTIONS**

The Student Union is governed by a board of directors consisting of student representatives from Ontario Tech University.

In 2017, the Student Union entered into an operating agreement with Ontario Tech University. Under this agreement, Ontario Tech University is responsible to collect certain ancillary fees from the students, which include a Student Association fee, USU Building fee, Student Health fees and Student Legal fees which are then remitted to the Student Union. No further ancillary student fees collected by Ontario Tech University are remitted to the Student Union. The agreement is effective until April 30, 2024. Accounts receivable from Ontario Tech University includes student fees collected on behalf of the Student Union at April 30, 2022.

On August 21, 2019 the Student Union entered into a rental agreement with Ontario Tech University for space in the downtown location at an annual rate of \$13,000. This agreement is effective until April 30, 2023.

On September 24, 2017, the Student Union entered into an agreement with Ontario Tech University and Durham College in the construction of a new Student Centre for the Student Union. Ontario Tech Student Union will provide \$5 million in licensing fees to utilize a 10% portion of the new building (Note 6), using \$1.5 million from the Building fund and \$3.5 million from financing (Note 8). The licensing agreement is effective until November 3, 2050. The Student Union obtained occupancy of the new Student Centre in September 2021.

As at April 30, 2022, required payment under the agreement towards the one-time license fee is included in current payables to Ontario Tech University. Additionally, under the agreement, the Student Union is responsible for its proportionate share of all operating costs, building structural, system repair and maintenance costs. In the current year, the Building Maintenance fund was established by the board for the purpose of allocating funds annually to be used towards the future building structural and systems repair of the new Student Union space.

The operations of the Student Union depend on the contribution of student fee collection services from Ontario Tech University. The fair value of the services cannot be reasonably determined and are therefore not reflected in these financial statements.

These transactions are in the normal course of operations and are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties. The amount due from Ontario Tech University represents the final payment for the fall and winter terms, is non-interest bearing and is due by May 31st annually.

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The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

**5. TANGIBLE CAPITAL ASSETS**

	Cost \$	Accumulated Amortization \$	2022 Net Book Value \$	2021 Net Book Value \$
Furniture & fixtures	15,943	6,311	9,632	-
Leasehold improvements	-	-	-	12,500
Computer equipment	79,088	24,268	54,820	9,843
Mobile telephone application	22,000	22,000	-	-
	<u>117,031</u>	<u>52,579</u>	<u>64,452</u>	<u>22,343</u>

**6. INTANGIBLE ASSET**

	Cost \$	Accumulated Amortization \$	2021 Net Book Value \$	2020 Net Book Value \$
Building license	5,107,982	(42,566)	5,065,416	5,063,465

**7. DEFERRED REVENUE**

	2022 \$	2021 \$
Balance, beginning of year	259,555	177,559
Funds received	3,597,378	2,750,764
Funds earned in the year	(3,136,806)	(2,668,768)
<u>Balance, end of year</u>	<u>720,127</u>	<u>259,555</u>

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

8. **LOANS PAYABLE**

	2022 \$	2021 \$
Bank loan bearing interest at 2.60% per annum, repayable in monthly blended payments of interest and principal of \$10,695. The loan matures in November 2030.	1,889,804	1,967,902
Bank loan bearing interest at 2.60% per annum, repayable in monthly blended payments of interest and principal of \$8,022. The loan matures in November 2030.	1,416,579	1,475,172
	3,306,383	3,443,074
Current portion of loans payable	(140,489)	(136,896)
	<b>3,165,894</b>	<b>3,306,178</b>
Estimated principal repayments are as follows:		
2023		140,489
2024		144,177
2025		147,962
2026		151,846
2027		155,832
Subsequent years		2,566,077
		<b>3,306,383</b>

The Student Union has two demand non-revolving loans with authorization limits of \$1.5 million and \$2 million. The non-revolving loans are secured by a general security agreement covering all assets of the Student Union and a guarantee and postponement of claim in the amount of \$3,500,000 signed by Ontario Tech University.

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

9. **HEALTH FUND AND RELATED DISBURSEMENTS**

	2022	2021
	\$	\$
Revenue		
Student health levy	2,662,424	2,668,768
Surcharge	190,224	23,838
Other health revenue	5,473	14,376
	<u>2,858,121</u>	<u>2,706,982</u>
Expenses		
Student health insurance	(2,669,624)	(2,612,012)
Insurance - premium refund	-	104,433
Health incentives	(7,200)	-
Wages, salaries and benefits	(68,269)	(55,229)
	<u>(2,745,093)</u>	<u>(2,562,808)</u>
<b>Excess of revenue over expenses of the health fund</b>	<b>113,028</b>	<b>144,174</b>

10. **STUDENT FEES**

	2022	2021
	\$	\$
Student Association	767,160	743,935
Student Centre	966,662	954,872
	<u>1,733,822</u>	<u>1,698,807</u>

The accompanying notes are an integral part of these financial statements



**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

**11. LEGAL AID**

	2022	2021
	\$	\$
Revenue		
Legal aid levy	256,535	167,794
Surcharge	22,150	-
	278,685	167,794
Expense		
Legal aid premium	(256,535)	(167,794)
	22,150	-

**12. PROGRAMS**

	2022	2021
	\$	\$
Expenses		
Campus life	35,393	64,855
Clubs and societies	50,473	38,795
Downtown services	13,913	13,843
	99,779	117,493

**13. WAGES, SALARIES AND BENEFITS**

	2022	2021
	\$	\$
Management	373,675	334,232
Administrative	364,465	253,884
Health	68,269	55,229
Clubs and societies	64,025	54,025
Community and campus life	54,625	53,103
	925,059	750,473

The accompanying notes are an integral part of these financial statements

**ONTARIO TECH STUDENT UNION**  
**NOTES TO THE FINANCIAL STATEMENTS**  
For the year ended April 30, 2022

**14. COMMITMENTS**

In connection with the May 30, 2022 amendment to Building License Agreement, the Student Union is responsible for its proportionate share of all operating costs and building structural, system repair and maintenance costs to September 2031. Additionally, the Student Union is responsible for rent at the Downtown location to April 2023 (Note 4).

Estimated rent and operating costs under these agreements are as follows:

	\$
2023	183,435
2024	173,844
2025	177,320
2026	180,867
2027	184,484
Thereafter	775,579
	1,675,529

**15. FINANCIAL INSTRUMENTS**

The Student Union is exposed to various risks through its financial instruments and has a comprehensive risk management framework to monitor, evaluate and manage these risks. The following analysis provides information about the Student Union's risk exposure and concentration as of April 30, 2022.

*(a) Credit risk*

Credit risk arises from the potential that a counter party will fail to perform its obligations. As the cash balance and short-term investments are held with a major Canadian financial institution there is a concentration of credit risk with one bank in Canada. The risk is managed by using a major bank that is a high credit quality financial institution as determined by rating agencies. The carrying amount of cash and short-term investments included on the statement of financial position represent the maximum credit exposure. The Student Union is not exposed to significant credit risk related to accounts receivable as these are primarily due from Ontario Tech University and are expected to be collected in full.

*(b) Liquidity risk*

Liquidity risk is the risk the Student Union may not be able to meet its obligations. The Student Union has a plan in place to meet their obligations as they come due which is primarily from cash flow from operations.

The accompanying notes are an integral part of these financial statements

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15. **FINANCIAL INSTRUMENTS, continued**

(c) *Interest rate risk*

The loans payable and guaranteed investment certificate included in short-term investment bear interest at fixed rates of interest and as such are subject to interest rate price risk resulting from changes in fair value from market fluctuations in interest rates.

Unless otherwise noted, it is management's opinion that the Student Union is not exposed to significant other price risks arising from these financial instruments. These risks have been updated for the impact of COVID-19. Management continues its assessment given the fluidity of COVID-19's global impact.

16. **COMPARATIVE FIGURES**

The financial statements have been reclassified, where applicable, to conform to the presentation used in the current year. The changes do not affect prior year earnings.

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The accompanying notes are an integral part of these financial statements