Consolidated Financial Statements

THE ST. CLAIR COLLEGE OF APPLIED ARTS AND TECHNOLOGY

Year ended March 31, 2019



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INDEPENDENT AUDITORS' REPORT

To the Board of Governors of The St. Clair College of Applied Arts and Technology

Opinion

We have audited the consolidated financial statements of The St. Clair College of Applied Arts and Technology (the College), which comprise:

- the consolidated statement of financial position as at March 31, 2019
- · the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the financial statements and schedules, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the College as at March 31, 2019, and its results of operations and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

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

We are independent of the College 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 public sector accounting standards, 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 College'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 College or to cease operations, or has no realistic alternative but to do so.

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

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

As part of an audit in accordance with Canadian public sector accounting 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 College'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 College's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the College 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.
- 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.

Chartered Professional Accountants, Licensed Public Accountants

Windsor, Canada June 25, 2019

LPMG LLP

THE ST. CLAIR COLLEGE OF APPLIED ARTS AND TECHNOLOGY Consolidated Statement of Financial Position

March 31, 2019, with comparative information for 2018

	 2019		2018
Assets			
Current assets:			
Cash	\$ 70,871,533	\$	36,300,116
Accounts receivable (note 17)	11,999,882		12,309,496
Temporary investments (note 2)	40,652,949		27,091,884
Prepaid expenses	 2,805,490		1,662,105
	126,329,854		77,363,601
Long-term investments (note 2)	9,950,637		9,501,878
Construction in progress (note 5)	189,484		2,204,561
Capital assets (note 6)	177,668,359		167,772,082
	\$ 314,138,334	\$	256,842,122
Liabilities and Net Assets			
Liabilities:			
Accounts payable and accrued liabilities	\$ 12,166,394	\$	12,350,325
Deferred revenue (note 7)	51,782,630	·	37,395,402
Vacation pay	6,075,504		5,648,779
Current portion of long-term debt (note 8)	 1,229,094		1,724,622
	71,253,622		57,119,128
Long-term debt (note 8)	11,634,683		12,863,776
Post-employment benefits and compensated absences			
(note 9)	3,770,000		3,851,000
Deferred contributions (note 10)	1,182,302		1,027,356
Deferred capital contributions (note 11) Deferred capital contributions relating to	124,848,844		119,870,561
construction in progress (note 12)	42,716		1,250,000
	212,732,167		195,981,821
Net assets:			
Unrestricted:			
Operating	62,032,246		27,283,573
Post-employment benefits and compensated absences	(3,770,000)		(3,851,000)
Vacation pay	(6,075,504)		(5,648,779)
	52,186,742		17,783,794
Invested in capital assets (note 13)	40,102,506		34,267,684
Externally restricted (note 14)	9,116,919		8,808,823
	101,406,167		60,860,301
	\$ 314,138,334	\$	256,842,122

See accompanying notes to consolidated financial statements.

Approved by the Board of Governors

Consolidated Statement of Operations

Year ended March 31, 2019, with comparative information for 2018

		2019		2018
Revenue:				
Grants and reimbursements	\$	46,475,014	\$	46,918,316
Capital support grants	,	152,954	•	261,841
Tuition revenue		95,735,897		46,099,586
Contract training		25,800,534		25,250,544
Amortization of deferred capital contributions		5,255,421		4,648,650
Other income		12,414,104		10,200,042
Donations		303,734		362,279
Foundation		544,345		460,415
Ancillary operations		11,581,523		9,752,418
Gain on disposal of capital assets		-		5,058
		198,263,526		143,959,149
Expenses:				
Salaries and benefits		86,362,457		74,602,282
Operating expenditures		53,039,160		39,473,516
Post employment and compensated absences		(81,000)		(231,000)
Foundation		544,345		460,415
Bursaries and scholarships		302,737		354,848
Amortization of capital assets		8,466,568		7,150,635
Other expenditures out of capital support grants		152,954		279,470
Ancillary operations		9,238,535		8,563,472
		158,025,756		130,653,638
Excess of revenue over expenses	\$	40.237.770	\$	13,305,511

See accompanying notes to consolidated financial statements.

Consolidated Statement of Changes in Net Assets

Year ended March 31, 2019, with comparative information for 2018

	Unrestricted	Invested in capital assets (note 13)	Externally restricted (note 14)	2019 Total	2018 Total
Balance, beginning of year	\$ 17,783,794	34,267,684	8,808,823	\$ 60,860,301	\$ 47,532,331
Endowments received during the year	-	-	308,096	308,096	22,459
Excess (deficiency) of revenues over expenses	43,448,917	(3,211,147)	-	40,237,770	13,305,511
Net change in investment in capital assets	(9,045,969)	9,045,969	-	-	-
Balance, end of year	\$ 52,186,742	\$ 40,102,506	\$ 9,116,919	\$ 101,406,167	\$ 60,860,301

See accompanying notes to consolidated financial statements.

THE ST. CLAIR COLLEGE OF APPLIED ARTS AND TECHNOLOGY Consolidated Statement of Cash Flows

Year ended March 31, 2019, with comparative information for 2018

	2019	2018
Cash provided by (used in):		
Operations:		
Excess of revenue over expenses	\$ 40,237,770	\$ 13,305,511
Items not involving cash:		
Amortization of capital assets	8,466,568	7,150,635
Amortization of deferred capital contributions	(5,255,421)	(4,648,650)
Accrual for post-employment benefits and compensated absences	(81,000)	(231,000)
Deferred contributions recognized as revenue	(01,000)	(231,000)
in the year	(544,345)	(460,415)
Unrealized gain on long-term investments	(159,246)	(67,073)
Gain on disposal of capital assets	-	(5,058)
	42,664,326	15,043,950
Changes in non-cash operating working capital:		
Accounts receivable	309,614	355,965
Prepaid expenses and other assets	(1,143,385)	309,636
Accounts payable and accrued liabilities	(183,931)	3,832,938
Accrual for vacation pay	426,725	64,422
Deferred revenue	14,387,228	25,140,400
	56,460,577	44,747,311
Financing activities:		
Deferred contributions	699,291	430,755
Repayment of long-term debt	(1,724,621)	(2,212,917)
Endowment contributions	308,096	22,459
	(717,234)	(1,759,703)
Capital activities:		
Contributions received for capital purposes	10,233,704	8,430,514
Contributions (paid) received for construction in progress	(1,207,284)	1,015,290
Proceeds on disposal of capital assets	-	5,058
Purchase of capital assets	(16,347,768)	(17,142,334)
	(7,321,348)	(7,691,472)
Investing activities:		
Investing activities: (Purchase) redemption of long-term investments	(289,513)	141,923
Purchase of temporary investments	(13,561,065)	(4,694,517)
Turonase of temporary investments	(13,850,578)	(4,552,594)
Increase in cash	34,571,417	30,743,542
Cash, beginning of year	36,300,116	5,556,574
Cash, end of year	\$ 70,871,533	\$ 36,300,116

See accompanying notes to financial statements.

Notes to Consolidated Financial Statements

Year ended March 31, 2019

The St. Clair College of Applied Arts and Technology (the "College"), was incorporated in 1965 under the laws of the Province of Ontario, and is an Ontario college of applied arts and technology duly established pursuant to Ontario regulation 34/03 made under the Ontario Colleges of Applied Arts and Technology Act, 2002. The College is an agency of the crown and provides postsecondary, vocationally oriented education in the areas of applied arts, business, health sciences and technology.

The College is a not-for-profit organization and, as such, is exempt from income taxes under the Income Tax Act (Canada).

1. Significant accounting policies:

(a) Basis of presentation:

These consolidated financial statements of the College have been prepared in accordance with Canadian public sector accounting standards for government not-for-profit organizations, including the 4200 series of standards, as issued by the Public Sector Accounting Board ("PSAB for Government NPOs").

The consolidated financial statements include the accounts of the College and its wholly controlled entity, St. Clair College Foundation. All significant inter-organization balances and transactions have been eliminated on consolidation.

These consolidated financial statements do not reflect the assets, liabilities and results of operations of the various student organizations.

(b) Revenue recognition:

The College follows the deferral method of accounting for contributions, which include donations and government grants. Tuition fees and contract training revenues are recognized as income to the extent that the related courses and services are provided within the fiscal year of the College.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

1. Significant accounting policies (continued):

(b) Revenue recognition (continued):

Ancillary revenues including parking, bookstore, residence, St. Clair College Centre for the Arts and other sundry revenues are recognized when products are delivered or services are provided to the student or client, the sales price is fixed and determinable, and collection is reasonably assured.

Unrestricted contributions are recognized as revenue when received or receivable and if the amount to be received can be reasonably estimated and collection is reasonably assured.

Externally restricted contributions and restricted investment income are recognized as revenue in the year in which the related expenses are incurred.

Restricted contributions for the purchase of capital assets are deferred and amortized into revenue on a straight-line basis corresponding with the amortization rate for the related capital assets.

Endowment contributions, having externally imposed restrictions requiring that the principal be maintained intact, are recognized as direct increases in endowed net assets.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Restricted investment income that must be maintained as an endowment is credited to net assets. Unrestricted investment income is recognized as revenue when earned.

Pledges are recorded as revenue when management can make a reasonable estimate of the amount and collection is reasonably assured. The College received pledges in the amount of \$3,730,000 (2018 - \$500,000) which have not been recorded in the accompanying financial statements.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

1. Significant accounting policies (continued):

(c) Capital assets:

Purchased capital assets are recorded at cost less accumulated amortization. Contributed capital assets are recorded at fair value at the date of contribution. Repairs and maintenance costs are charged to expense. Betterments that extend the estimated life of an asset are capitalized. When a capital asset no longer contributes to the College's ability to provide services or the value of future economic benefits associated with the capital asset is less than its net book value, the carrying value of the capital asset is reduced to reflect the decline in the asset's value.

Construction in progress is not recorded as capital asset, or amortized until it is put into service.

Capital assets are capitalized on acquisition and amortized on a straight-line basis over their useful lives, which has been estimated to be as follows:

Asset	Basis
Buildings	40 years
Site improvement	10 years
Equipment	5 years
Leasehold improvements	5 years
Computer equipment	3 years

(d) Vacation pay:

The College recognizes vacation pay as an expense on the accrual basis.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

1. Significant accounting policies (continued):

(e) Retirement and post-employment benefits and compensated absences:

The College provides defined retirement and post-employment benefits and compensated absences to certain employee groups. These benefits include pension, health and dental, vesting sick leave and non-vesting sick leave. The College has adopted the following policies with respect to accounting for these employee benefits:

- (i) The costs of the post-employment future benefits are actuarially determined using management's best estimate of health care costs, disability recovery rates and discount rates. Adjustments to these costs arising from changes in estimates and experience gains and losses are amortized to income over the estimated average remaining service life of the employee groups on a straight line basis.
- (ii) The costs of the multi-employer defined benefit pension are the employer's contributions due to the plan in the period.
- (iii) The cost of vesting and non-vesting sick leave benefits are actuarially determined using management's best estimate of salary escalation, employees' use of entitlement and discount rates. Adjustments to these costs arising from changes in actuarial assumption and/or experience are recognized over the estimated average remaining service life of the employees.
- (iv) The discount rate used in the determination of the above-mentioned liabilities is equal to the College's internal rate of borrowing.

(f) Financial instruments:

The College classifies its financial instruments as either fair value or amortized cost. The College's accounting policy for each category is as follows:

(i) Fair value:

This category includes equity instruments quoted in an active market. The College has designated its bond portfolio and term deposits that would otherwise be classified into the amortized cost category at fair value as the College manages and reports performance of it on a fair value basis.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

1. Significant accounting policies (continued):

- (f) Financial instruments (continued):
 - (i) Fair value (continued):

They are initially recognized at cost and subsequently carried at fair value. Changes in fair value on restricted assets are recognized as a deferred contribution until the criterion attached to the restrictions has been met.

Transaction costs related to financial instruments in the fair value category are expensed as incurred.

As the College has no financial instruments recognized at fair value which are not deferred, the College does not have a statement of remeasurement gains and losses.

(ii) Amortized cost:

This category includes accounts receivable, accounts payable, accrued liabilities and debt. They are initially recognized at cost and subsequently carried at amortized cost using the effective interest rate method, less any impairment losses on financial assets.

Transaction costs related to financial instruments in the amortized cost category are added to the carrying value of the instrument.

Write-downs on financial assets in the amortized cost category are recognized when the amount of a loss is known with sufficient precision, and there is no realistic prospect of recovery. Financial assets are then written down to net recoverable value with the write-down being recognized in the statement of operations.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

1. Significant accounting policies (continued):

(g) Management estimates:

The preparation of financial statements in conformity with PSAB for Government NPOs requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Actual results could differ from these estimates. Areas of key estimation include determination of fair value for long-term investments, allowance for doubtful accounts, the carrying amount of capital assets and actuarial estimation of post-employment benefits and compensated absences liabilities.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

2. Financial instrument classification:

The following table provides cost and fair value information of financial instruments by category. The maximum exposure to credit risk would be the carrying value as shown below:

2019	Fair value	Amortization at cost	Total
Cash Accounts receivable Temporary investments Long-term investments Accounts payable and accrued liabilities Long-term debt	\$ 70,871,533 - 40,652,949 9,950,637 - -	\$ - 11,999,882 - 12,166,394 12,863,777	\$ 70,871,533 11,999,882 40,652,949 9,950,637 12,166,394 12,863,777
	\$121,475,119	\$ 37,030,053	\$158,505,172

2018	Fair value	Amortization at cost	Total
Cash Accounts receivable Temporary investments Long-term investments Accounts payable and accrued liabilities Long-term debt	\$ 36,300,116 - 27,091,884 9,501,878 - -	\$ - 12,309,496 - - 12,350,325 14,588,398	\$ 36,300,116 12,309,496 27,091,884 9,501,878 12,350,325 14,588,398
	\$ 72,893,878	\$ 39,248,219	\$112,142,097

Temporary investments consist of highly liquid investments, including cashable guaranteed investment certificates with maturities of less than one year when purchased. Long-term investments consist of equity instruments in Canadian public companies, government of Canada bonds and term deposits. Long-term investments include \$9,950,637 (2018 - \$9,501,878) of investments externally restricted for endowment purposes (see note 14).

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

2. Financial instrument classification (continued):

Long-term investments consist of the following:

						2019		2018
Fair value: Term deposits Corporate and					\$	404,830 5,032,795	\$	722,603 4,721,427
Shares in publi	c companie	s and mutual fur	nds			4,513,012		4,057,848
					\$	9,950,637	\$	9,501,878
						2019		2018
Cost:					Φ.	404.000	Φ.	700.000
Term deposits Corporate and Shares in publi		t bonds s and mutual fur	nds		\$	404,830 4,993,004 3,704,194	\$	722,603 4,681,547 3,408,365
					\$	9,102,028	\$	8,812,515
Maturity profile of b	oonds held is	s as follows:		6 to 10		Over 10		
2019	1 year	years		years		years		Total
Carrying value \$ Percent of total	316,429 6%	\$ 2,890,590 59%	\$	786,258 16%		\$ 893,619 19%	\$	4,886,896
2018	Within	2 to 5		6 to 10		Over 10		Total
Carrying value \$	1 year 690,877	years \$ 2,121,469	\$	years 773,699		years \$ 990,982	•	1 0tai 5 4,577,027
Percent of total	15%	46%	φ	173,699		22%	Φ	+,511,021

The bond exchange traded fund with no maturity is \$145,900 (2018 - \$144,400).

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

2. Financial instrument classification (continued):

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- (a) Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities using the last bid price;
- (b) Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- (c) Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

2019	Level 1		Level 2		Level 3	Total
Cash	\$ 70,871,533	\$	_	\$	_	\$ 70,871,533
Temporary investments	40,652,949	*	_	*	-	40,652,949
Long-term investments	9,950,637		-		-	9,950,637
Total	\$121,475,119	\$		\$		\$121,475,119

2018	Level 1	Level 2	Level 3	Total
Cash Temporary investments Long-term investments	\$ 36,300,116 27,091,884 9,501,878	\$ - - -	\$ - - -	\$ 36,300,116 27,091,884 9,501,878
Total	\$ 72,893,878	\$ -	\$ -	\$ 72,893,878

There were no transfers between Level 1 and Level 2 for the years ended March 31, 2019 and 2018. There were also no transfers in or out of Level 3.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

3. Acquisition of Cleary International Centre:

During 2007, the College entered into an agreement with the City of Windsor to acquire the majority of the property and assets related to the operation of the Cleary International Centre. Although the agreement provided that nominal consideration of \$1 to be exchanged for the property and assets acquired, in accordance with PSAB for Government NPOs, the College has recorded the land and building at fair value. In the case of the land, its fair value of \$2,325,000 was determined based upon an appraisal completed by an independent, certified appraiser. The building has been recorded at \$37,376,400, its current replacement value as estimated by the College's independent insurance broker. In accordance with the College's policy for accounting for contributed capital contribution, the donation of the building is being deferred and amortized into revenue on a straight-line basis at a rate corresponding with the amortization rate of the College's other buildings, being 40 years. The fair value of certain other equipment acquired by the College has been recorded at a nominal amount of \$1.

Another significant feature of this agreement is capital improvement payments of \$423,250 to be paid by the city to the College on each of the closing date and the third anniversary of the closing date.

The agreement also provides the College the right to re-convey the acquired property and assets to the City of Windsor at any time on or before the twenty-fifth anniversary of the closing date of the transaction for the nominal consideration of \$1.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

4. Contributed land and building:

(a) 275 Victoria Avenue:

On December 10, 2009, the College entered into an agreement with the City of Windsor to acquire the land and building located at 275 Victoria Avenue. Although the agreement provided that nominal consideration of \$1 to be exchanged for the land and building acquired, in accordance with Canadian public sector accounting standards, the College has recorded the land at an agreed upon amount of \$917,500 to approximate fair value. No amount has been attributable to the building acquired.

The agreement also provides the College the right to re-convey the acquired property to the City of Windsor at any time on or before the fifteenth anniversary of the closing date of the transaction for an amount equal to the market value of the property, reduced by approximately \$61,167 per annum on each anniversary of the closing date. Upon the fifteenth anniversary of the closing date, no further amounts would be payable upon reconveyance of the property.

(b) 3860 Lauzon Road:

On September 13, 2011, the College entered into an agreement with a private donor to acquire the land and residential building of 3860 Lauzon Road. The property was donated to the College at \$nil consideration and, in accordance with Canadian public sector accounting standards, the College has recorded land at its fair value of \$1,817,000. Fair value was determined based upon an appraisal completed by an independent, certified appraiser. The gift is subject to conditions regarding the usage of the property as a learning environment.

(c) 305 Victoria Avenue:

On February 16, 2012, the College entered into an agreement with the Toronto Dominion Bank to acquire the land and building at 305 Victoria Avenue. Although the agreement provided that nominal consideration of \$2 be exchanged for the land and building acquired, in accordance with Canadian public sector accounting standards, the College has recorded land at an agreed upon amount of \$450,000 to approximate fair value. Fair value was determined based upon an appraisal completed by an independent, certified appraiser. No amount has been attributable to the building acquired.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

4. Contributed land and building (continued):

(d) Wood Lot:

On August 1, 2012 the College entered into an agreement with the City of Windsor to acquire vacant lands adjacent to College property. Although the agreement provided that nominal consideration of \$1 be exchanged for the land acquired, in accordance with Canadian public sector accounting standards, the College has recorded the land at an agreed upon amount of \$140,000 to approximate fair value.

The agreement also contains a restrictive covenant in perpetuity that prohibits the sale or transfer of the land and should the property cease to be used for educational or environment conservation and promotion purposes, it will be reverted to the City of Windsor for consideration of \$1.

(e) Student Life Centre:

On May 1, 2016 the College entered into an agreement with the St. Clair Student Representative Council Incorporated ("SRC") permitting the construction of a Student Life Centre on the College's premises. The construction was primarily funded by the SRC. The agreement provided that the Student Life Centre become absolute property of the College on March 31, 2018. Although the agreement provided that no additional consideration be exchanged for the acquisition, in accordance with Canadian public sector accounting standards, the College has recorded the Student Life Centre at its final construction cost of \$3,366,432 to approximate fair value.

(f) Thames Campus Addition:

On May 1, 2016 the College entered into an agreement with the St. Clair Thames Students Inc. ("TSI") permitting the construction of an addition to the College's premises. The construction was funded by TSI. The agreement provided that the campus addition become absolute property of the College on March 31, 2018. Although the agreement provided that no additional consideration be exchanged for the acquisition, in accordance with Canadian public sector accounting standards, the College has recorded the building expansion at its final construction cost of \$1,689,875 to approximate fair value.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

5. Construction in progress:

Construction in progress represents costs incurred on certain building and equipment which was not available for use. Once the building and equipment is put in service, the total costs will be reclassified to capital assets and amortization will commence. As at March 31, 2019, construction in progress amounted to \$189,484 (2018 - \$2,204,561).

6. Capital assets:

2019	Cost	Accumulated amortization	
Land Buildings Site improvement Equipment Computer equipment Leasehold improvements	\$ 7,058,485 226,858,433 9,957,024 79,818,943 623,140 5,174,854	\$ - 70,667,243 7,350,025 71,840,997 239,490 1,724,765	2,606,999 7,977,946 383,650
	\$ 329,490,879	\$ 151,822,520	\$ 177,668,359

2018	Co	Accumulated st amortization	Net book value
2010		ot amortization	valuo
Land Buildings	\$ 7,058,48 216,165,59	99 65,661,620	\$ 7,058,485 150,503,979
Site improvement	9,537,00	-, -,	2,811,665
Equipment	76,670,89	92 69,633,784	7,037,108
Computer equipment	426,28	31 65,436	360,845
Leasehold improvements	1,269,77	74 1,269,774	-
	\$ 311,128,03	36 \$ 143,355,954	\$ 167,772,082

Amortization expense for the year is \$8,466,568 (2018 - \$7,150,635).

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

7. Deferred revenue:

	2019	2018
Advanced tuition fees Unearned grants Unearned rent Other	\$ 37,368,558 13,482,457 291,177 640,438	\$ 29,164,790 7,406,288 257,559 566,765
	\$ 51,782,630	\$ 37,395,402

8. Long-term debt:

The College has a \$5,000,000 operating line of credit. No amount has been drawn upon this operating line of credit as at March 31, 2019 (2018 - \$nil). The other long-term debt outstanding at year-end consists of:

2019	2018
\$ 10,437,334	\$ 11,258,563
-	559,092
2 426 443	2,770,743
	14,588,398
12,000,777	14,000,000
(1,229,094)	(1,724,622)
\$ 11.634.683	\$ 12,863,776
	\$ 10,437,334 - 2,426,443 12,863,777

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

8. Long-term debt (continued):

The scheduled principal amounts payable within the next five years and thereafter are as follows:

2020	\$ 1,229,094
2021	1,296,657
2022	1,368,484
2023	1,444,854
2024	1,526,076
Thereafter	5,998,612
	\$ 12,863,777

Security on the 1.321% and 2.147% long-term debt consists of entitlement to the Minister of Finance to deduct from monies appropriated by the Ontario Legislature for payment to the College, amounts equal to any amounts that the College fails to pay under these long-term debt arrangements.

Security on the 6.63% long-term debt consists of a general assignment of the rents associated with the College's Windsor residence and a continuing interest in any and all monies deposited into an escrow account.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

9. Post-employment benefits and compensated absences liability:

The following tables outline the components of the College's post-employment benefits and compensated absences liabilities and the related expenses.

2019	Post-er	mployment benefits	١	Non-vesting sick leave	V	esting sick leave	Total liability
2019		Denenia		SICK ICAVE		leave	liability
Accrued employee futubenefits obligations Value of plan assets Unamortized actuarial	ire \$	841,000 (151,000)	\$	2,692,000	\$	407,000 -	\$ 3,940,000 (151,000)
gains (losses)		150,000		(196,000)		27,000	(19,000)
Total liability	\$	840,000	\$	2,496,000	\$	434,000	\$ 3,770,000

2018	Post-er	mployment benefits	١	Non-vesting sick leave	V	esting sick leave	Total liability
Accrued employee futu benefits obligations Value of plan assets Unamortized actuarial	re \$	818,000 (177,000)	\$	2,654,000	\$	486,000 -	\$ 3,958,000 (177,000)
gains (losses)		163,000		(129,000)		36,000	70,000
Total liability	\$	804,000	\$	2,525,000	\$	522,000	\$ 3,851,000

2019	Post-em	ployment benefits	on-vesting sick leave	Ve	esting sick leave	Total expense
Current year benefit cost Interest on accrued	\$	50,000	\$ 138,000	\$	17,000	\$ 205,000
benefit obligation Amortized actuarial		3,000	69,000		12,000	84,000
gains (losses)		(9,000)	(10,000)		1,000	(18,000)
Total expense	\$	44,000	\$ 197,000	\$	30,000	\$ 271,000

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

9. Post-employment benefits and compensated absences liability (continued):

2018	Post-en	nployment benefits	on-vesting sick leave	Ve	sting sick leave	Total expense
Current year benefit cost	\$	(51,000)	\$ 144,000	\$	17,000	\$ 110,000
Interest on accrued benefit obligation Amortized actuarial		2,000	52,000		11,000	65,000
losses		(10,000)	(2,000)		15,000	3,000
Total expense	\$	(59,000)	\$ 194,000	\$	43,000	\$ 178,000

The above amounts exclude pension contributions to the Colleges of Applied Arts and Technology pension plan, a multi-employer plan, described below.

(a) Retirement benefits:

(i) CAAT Pension Plan:

A majority of the College's employees are members of the Colleges of Applied Arts and Technology Pension Plan (the "Plan"), which is a multi-employer jointly-sponsored defined benefit plan for eligible employees of public colleges and related employers in Ontario. The College makes contributions to the Plan equal to those of employees. Contribution rates are set by the Plan's governors to ensure the long-term viability of the Plan. Since the Plan is a multi-employer plan, the College's contributions are accounted for as if the plan were a defined contribution plan with the College's contributions being expensed in the period they come due.

Any pension surplus or deficit is a joint responsibility of the members and employers and may affect future contribution rates. The College does not recognize any share of the Plan's pension surplus or deficit as insufficient information is available to identify the College's share of the underlying pension assets and liabilities. The most recent actuarial valuation filed with pension regulators as at January 1, 2019 indicated an actuarial surplus of \$2.6 billion. The College made contributions to the Plan and its associated retirement compensation arrangement of \$7,021,241 (2018 - \$6,196,110), which has been included in the statement of operations.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

9. Post-employment benefits and compensated absences liability (continued):

(b) Post-Employment Benefits:

The College extends post-employment life insurance, health and dental benefits to certain employee groups subsequent to their retirement. The College recognizes these benefits as they are earned during the employees' tenure of service. The related benefit liability was determined by an actuarial valuation study commissioned by the College Employer Council.

The major actuarial assumptions employed for the valuations are as follows:

(i) Discount rate:

The present value as at March 31, 2019 of the future benefits was determined using a discount rate of 2.2% (2018 – 2.6%).

(ii) Drug costs:

Drug costs were assumed to increase at an 8% rate for 2019 (2018 - 8%) and decrease proportionately thereafter to an ultimate rate of 4.0% in 2040.

(iii) Hospital and other medical:

Hospital and other medical costs were assumed to increase at 4.0% per annum (2018-4.0%).

Medical premium increases were assumed to increase at 6.8% per annum in 2019 (2018 – 6.8%) and decrease proportionately thereafter to an ultimate rate of 4.0% in 2040.

(iv) Dental costs:

Dental costs were assumed to increase at 4% per annum in 2019 (2018 – 4.0%).

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

9. Post-employment benefits and compensated absences liability (continued):

(c) Compensated absences:

(i) Vesting sick leave:

The College has provided for vesting sick leave benefits during the year. Eligible employees, after 10 years of service, are entitled to receive 50% of their accumulated sick leave credit on termination or retirement to a maximum of 6 months' salary. The program to accumulated sick leave credits ceased for employees hired after March 31, 1991. The related benefit liability was determined by an actuarial valuation study commissioned by the College Employer Council.

(ii) Non-vesting sick leave:

The College allocates to certain employee groups a specified number of days each year for use as paid absences in the event of illness or injury. These days do not vest and are available immediately. Employees are permitted to accumulate their unused allocation each year up to the allowable maximum provided in their employment agreements. Accumulated days may be used in future years to the extent that the employees' illness or injury exceeds the current year's allocation of days. Sick days are paid out at the salary in effect at the time of usage. The related benefit liability was determined by an actuarial valuation study commissioned by the College Employer Council.

The assumptions used in the valuations of vesting and non-vesting sick leave are the College's best estimates of expected rates of:

	2019	2018
Wage and salary escalation:		
Academic	2.0%	2.0%
Support	1.5%	0.5%
Discount rate	2.2%	2.6%

The probability that the employee will use more sick days than the annual accrual and the excess number of sick days used are within ranges of 0% to 23.7% and 0 to 46.1 days respectively for age groups ranging from 20 and under to 65 and over in bands of 5 years.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

10. Deferred contributions:

Deferred contributions represent unspent externally restricted funding that has been received and relates to a subsequent year. Changes in the contributions deferred to future periods are as follows:

	2019	2018
Balance, beginning of year Less bursaries awarded in the year Add: amounts received in the year Add: unrealized gain on long-term investments Add: investment income received in the year	\$ 1,027,356 (544,345) 193,398 159,246 346,647	\$ 1,057,016 (460,415) 123,858 67,074 239,823
Balance, end of year	\$ 1,182,302	\$ 1,027,356

Deferred contributions are comprised of:

		2019	2018
Scholarships and bursaries Joint employment stability reserve	\$ 1	,042,302 140,000	\$ 887,356 140,000
	\$ 1	,182,302	\$ 1,027,356

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

11. Deferred capital contributions:

Deferred capital contributions represent the unamortized amount and unspent amount of donations and grants received for the purchase of capital assets. The amortization of capital contributions is recorded as revenue in the statement of operations. The changes in the deferred capital contributions balances are as follows:

	2019	2018
Balance, beginning of year Less: amortization of deferred capital contributions Add: contributions received for capital purposes	\$119,870,561 (5,255,421) 10,233,704	\$ 116,088,697 (4,648,650) 8,430,514
Balance, end of year	\$124,848,844	\$ 119,870,561

As at March 31, 2019 there were \$581,070 (2018 - \$55,905) of deferred capital contributions received which were not spent.

12. Deferred capital contributions relating to construction in progress:

Deferred capital contributions relating to construction in progress represents the amount of grants and other restricted funding received primarily for construction of equipment in progress.

	2019	2018
Balance, beginning of year Less: amounts transferred to assets in the year Add: contributions received for capital purposes	\$ 1,250,000 (1,250,000 42,716) (234,710)
Balance, end of year	\$ 42,716	\$ 1,250,000

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

13. Investment in capital assets:

(a) Investment in capital assets represents the following:

	2019	2018
Capital assets Construction in progress	\$177,668,359 189,484	\$ 167,772,082 2,204,561
Less amounts financed by: Long-term debt (note 8) Deferred capital contributions (note 11) Deferred capital contributions – construction (note 12)	(12,863,777) (124,848,844) (42,716)	(14,588,398) (119,870,561) (1,250,000)
Balance, end of year	\$ 40,102,506	\$ 34,267,684

(b) Change in net assets invested in capital assets is calculated as follows:

	2019	2018
Deficiency of revenues over expenditures:		
Amortization of deferred capital contributions		
related to capital assets	\$ 5,255,421	\$ 4,648,650
Amortization of capital assets	(8,466,568)	(7,150,635)
Gain on disposal of capital assets	· -	5,058
	\$ (3,211,147)	\$ (2,496,927)
Net change in investment in capital assets:		
Purchase and contribution of capital assets		
, ,	\$ 16,347,768	\$ 17,142,334
Purchase and contribution of capital assets and transfers from construction in progress Amounts funded by deferred capital contributions	(10,233,704)	(8,430,514)
Purchase and contribution of capital assets and transfers from construction in progress Amounts funded by deferred capital contributions Amounts funded by deferred capital contributions	(10,233,704) - CIP 1,207,284	(8,430,514) (1,015,290)
Purchase and contribution of capital assets and transfers from construction in progress Amounts funded by deferred capital contributions Amounts funded by deferred capital contributions Proceeds on disposal of capital assets, net of expensions.	(10,233,704) - CIP 1,207,284	(8,430,514) (1,015,290) (5,058)
Purchase and contribution of capital assets and transfers from construction in progress Amounts funded by deferred capital contributions Amounts funded by deferred capital contributions	(10,233,704) - CIP 1,207,284	(8,430,514)

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

14. Externally restricted net assets:

Externally restricted net assets include restricted donations received by the College where the endowment principal is required to be maintained intact. The investment income generated from these endowments must be used in accordance with the various purposes established by donors. The College ensures, as part of its fiduciary responsibilities, that all funds received with a restricted purpose are expended for the purpose for which they were provided.

Investment income on externally restricted endowments that was disbursed during the year has been recorded in the statement of operations since this income is available for disbursement as scholarships and bursaries and the donors' conditions have been met. The unspent portion of investment income is recorded in deferred contributions. Investment income on endowed assets recognized and deferred was \$333,879 and \$220,166 respectively (2018 - \$320,444 and \$207,398).

Externally restricted endowment funds include grants provided by the Government of Ontario from the Ontario Student Opportunity Trust Fund. Under this program, the government matched funds raised by the College. The purpose of the program is to assist academically qualified individuals who, for financial reasons, would not otherwise be able to attend College. The programs were discontinued in 2012.

15. Commitments:

The College is committed to estimated minimum annual payments under operating lease agreements over the next five years and thereafter as follows:

2020 2021	\$ 3,833,742 3,065,030
2022	1,953,019
2023	1,261,009
2024	620,709
Thereafter	29,021

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

16. Contingent liabilities:

The College has been named as defendant or co-defendant in several actions for damages. The outcome and the amount of the losses, if any, are not determinable at this time and accordingly, no provision for losses has been made in these financial statements. The amount will be accounted for in the period when and if such losses are determined.

17. Financial instrument risk management:

(a) Credit risk:

Credit risk is the risk of financial loss to the College if a debtor fails to make payments of interest and principal when due. The College is exposed to the risk relating to its cash, debt holdings in its investment portfolio, and accounts receivable. The College holds its cash accounts with federally regulated chartered banks and a provincially regulated credit union which are protected by the Canadian Deposit Insurance Corporation and Deposit Insurance Corporation of Ontario respectively. In the event of default, the College's cash accounts and term deposits are insured up to \$100,000 (2018 - \$100,000). In addition, equity investments are held with an investment firm that is protected by the Canadian Investor Protection Fund ("CIPF"). In the event of CIPF member default, the equity investments are insured up to \$1,000,000 (2018 - \$1,000,000).

The investment policy set issuer type limits on the bond portfolio and operates in accordance with the Ontario Financial Administration Act by placing composition limit on the bond portfolio. All fixed income portfolios are measured for performance on a monthly basis and monitored by management on a monthly basis. The policy limits the funds to be invested in bonds of a single issuer to a maximum of 10% of the market value of the bond portfolio, except for bonds issued by the Government of Canada and Canadian province.

The maximum exposure to investment credit risk is outline in note 2.

Accounts receivable are primarily due from the Province of Ontario. As a result, the College's exposure to credit risk is limited.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

17. Financial instrument risk management (continued):

(a) Credit risk (continued):

The College measures its exposure to credit risk based on how long the amounts have been outstanding. An impairment allowance is set up based on the College's historical experience regarding collections. The amounts outstanding at year end were as follows:

	Past due									
					1 - 30		31 - 60	61 - 90	9	1 - 120
	Total	С	urrent		days		days	days		days
Government										
receivables	\$ 5,094,216	\$ 5,09	4,216	\$	-	\$	=	\$ -	\$	-
Student receivables	5,630,076		2,123		1,019		23	7,338	5,6	19,573
Other receivables	1,836,122	1,25	6,646		9,447		345,624	26,010	1	98,395
Gross receivables	12,560,414	6,35	2,985		10,466		345,647	33,348	5,8	17,968
Less: impairment allowance	(560,532)		-		-		-	-	(5	60,532)
Net receivables	\$ 11,999,882	\$ 6,35	2,985	\$	10,466	\$	345,647	\$ 33,348	\$ 5,2	257,436

The amount of other receivables aged greater than 90 days relates to banquet and general receivables for College services and accrued interest from the Foundation's investment portfolio and scholarship donations. Student receivables not impaired are collectible based on the College's assessment and past experience regarding collection rates.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

17. Financial instrument risk management (continued):

(b) Market risk:

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of market factors. Market factors include three types of risk: currency risk, interest rate risk and equity risk.

The investment policy operates within the constraints of the Foundation Investment Committee, management and an investment manager. Diversification techniques are utilized to minimize risk. The Policy limits the investment in any single issuer to a maximum of 10% of market value of the bond or equity portfolio. An exception exists for bonds issued by the Government of Canada and Canadian province.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

(c) Currency risk:

Currency risk relates to the College operating in different currencies and converting non-Canadian earnings at different points in time at different foreign levels when adverse changes in foreign currency rates occur. The College is exposed to this risk through its equity holdings within its investment portfolio.

The investment policy limits the range of exposure to non-Canadian currencies to 10% to 20% of the total investment portfolio.

At March 31, 2019, a 1% fluctuation in foreign exchange rates, with all other variables held constant, would have an estimated impact on the fair values of the College's non-Canadian equity holdings of \$26,895 (2018 - \$24,776).

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

17. Financial instrument risk management (continued):

(d) Interest rate risk:

Interest rate risk is the potential for financial loss caused by fluctuations in fair value or future cash flows of financial instruments because of changes in market interest rates.

The College is exposed to this risk through its interest bearing investments and bank loans.

The College mitigates interest rate risk on its bank loans through fixed rates (see note 8). Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to the bank loans.

The College's bond portfolio has interest rates ranging from 1.9% to 9% (2018 – 1.5% to 9%) with maturities ranging from April 9, 2019 to May 18, 2077 (2018 – June 1, 2018 to May 18, 2077).

At March 31, 2019, a 1% fluctuation in interest rates, with all other variables held constant, would have an estimated impact on the fair value of bonds of \$277,583 loss and \$277,583 gain respectively (2018 - \$255,886 loss and \$255,886 gain). The College's bank loans as described in note 8 would not be impacted as the rate of the loans is fixed.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

(e) Equity risk:

Equity risk is the uncertainty associated with the valuation of assets arising from changes in equity markets. The College is exposed to this risk through its equity holdings within its investment portfolio. At March 31, 2019, a 10% movement in the stock markets with all other variables held constant would have an estimated effect on the fair values of the College's equities of \$180,287 (2018 - \$396,093).

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Notes to Consolidated Financial Statements (continued)

Year ended March 31, 2019

17. Financial instrument risk management (continued):

(f) Liquidity risk:

Liquidity risk is the risk that the College will not be able to meet all cash outflow obligations as they come due. The College mitigates this risk by monitoring cash activities and expected outflows through extensive budgeting and maintaining investments that may be converted to cash in the near-term if unexpected cash outflows arise. The following table sets out the contractual maturities (representing undiscounted contractual cash-flows of financial liabilities):

2019	Within 6 months	6 months to 1 year	1 – 5 years	> 5 years
Accounts payable Long-term debt	\$ 12,166,393 606,357	\$ - 622,738	\$ - 5,636,070	\$ 5,998,612
	\$ 12,772,750	\$ 622,738	\$ 5,636,070	\$ 5,998,612

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

18. St. Clair College Foundation:

The St. Clair College Foundation (the "Foundation") was established to raise funds for the use of the College. The Foundation is a registered charity and is classified as a public Foundation under the Income Tax Act and, as such, is exempt from tax. Resources of the Foundation are for the benefit of the College and are to be used for purposes agreed upon by the College and the Foundation. During the year, an amount of \$210,466 (2018 - \$139,971), including \$nil of inkind donations (2018 - \$nil) was received from the Foundation.

The College administers the receipt and disbursement of funds on behalf of the St. Clair College Foundation at no charge.

19. Comparative information:

Certain prior year information have been reclassified to conform with the current year's presentation.