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**FINANCIAL STATEMENTS**

**STUDENTS' UNION OF VANCOUVER  
COMMUNITY COLLEGE**

**July 31, 2024**



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# INDEPENDENT AUDITOR'S REPORT

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To the Members of  
**Students' Union of Vancouver Community College**

## ***Opinion***

We have audited the financial statements of the Students' Union of Vancouver Community College (the Students' Union), which comprise the statement of financial position as at July 31, 2024, and the statements of operations and 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 Students' Union as at July 31, 2024, 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 Students' 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 audit 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 Students' 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 Students' Union or to cease operations, or has no realistic alternative but to do so.

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

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Students' 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 Students' 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 Students' Union to cease to continue as a going concern.



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## INDEPENDENT AUDITOR'S REPORT

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- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

### **Report on Other Legal and Regulatory Requirements**

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

*Tompkins Wozny LLP*

Vancouver, Canada  
December 3, 2024

Chartered Professional Accountants



**STATEMENT OF FINANCIAL POSITION**

As at July 31

	General Fund \$	Health Plan Fund \$	2024 \$	2023 \$
<b>ASSETS</b>				
<b>Current</b>				
Cash and term deposits [note 3]	719,868	1,676,244	2,396,112	2,165,694
Accounts receivable [note 4]	326,979	237,800	564,779	305,179
Prepaid expenses	28,041	—	28,041	2,443
	<b>1,074,888</b>	<b>1,914,044</b>	<b>2,988,932</b>	<b>2,473,316</b>
Capital assets [note 5]	640,387	—	640,387	175,903
	<b>1,715,275</b>	<b>1,914,044</b>	<b>3,629,319</b>	<b>2,649,219</b>
<b>LIABILITIES</b>				
<b>Current</b>				
Accounts payable and accruals [note 6]	106,085	—	106,085	54,326
Deferred revenue	229,732	237,800	467,532	265,040
	<b>335,817</b>	<b>237,800</b>	<b>573,617</b>	<b>319,366</b>
<b>FUND BALANCES</b>				
Internally restricted	—	1,676,244	1,676,244	1,307,506
Invested in capital assets	640,387	—	640,387	175,903
Unrestricted	739,071	—	739,071	846,444
	<b>1,379,458</b>	<b>1,676,244</b>	<b>3,055,702</b>	<b>2,329,853</b>
	<b>1,715,275</b>	<b>1,914,044</b>	<b>3,629,319</b>	<b>2,649,219</b>

*See accompanying notes to the financial statements*

On behalf of the Board:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Treasurer

**STATEMENT OF OPERATIONS AND  
CHANGES IN FUND BALANCES**

Year ended July 31

	General Fund \$	Health Plan Fund \$	2024 \$	2023 \$
<b>REVENUE</b>				
Health plan levies	—	1,592,415	1,592,415	1,211,650
Membership fees	1,244,526	—	1,244,526	900,495
Interest income	105,051	—	105,051	90,230
Other	3,245	—	3,245	1,959
	<b>1,352,822</b>	<b>1,592,415</b>	<b>2,945,237</b>	<b>2,204,334</b>
<b>EXPENSES</b>				
Health plan premiums	—	1,169,111	1,169,111	918,802
Wages and benefits	559,471	52,137	611,608	588,132
Amortization	145,619	—	145,619	20,389
Office and administration	125,881	2,429	128,310	139,647
Student events and campaigns	62,524	—	62,524	38,545
Stipends <i>[note 8]</i>	42,285	—	42,285	29,210
Publications and student services	27,899	—	27,899	15,935
Provincial general meetings	11,010	—	11,010	16,192
Insurance	9,292	—	9,292	10,368
Professional	9,083	—	9,083	20,546
Bank charges	2,647	—	2,647	3,086
	<b>995,711</b>	<b>1,223,677</b>	<b>2,219,388</b>	<b>1,800,852</b>
<b>Excess of revenue for the year</b>	<b>357,111</b>	<b>368,738</b>	<b>725,849</b>	<b>403,482</b>
Fund balances, beginning of year	1,022,347	1,307,506	2,329,853	1,926,371
<b>Fund balances, end of year</b>	<b>1,379,458</b>	<b>1,676,244</b>	<b>3,055,702</b>	<b>2,329,853</b>

*See accompanying notes to the financial statements*

## STATEMENT OF CASH FLOWS

Year ended July 31

	General Fund \$	Health Plan Fund \$	2024 \$	2023 \$
<b>OPERATING ACTIVITIES</b>				
Excess of revenue for the year	357,111	368,738	725,849	403,482
Amortization expense	145,619	—	145,619	20,389
Changes in non-cash working capital balances				
Accounts receivable	(158,750)	(100,850)	(259,600)	52,924
Prepaid expenses	(25,598)	—	(25,598)	2,195
Accounts payable	51,759	—	51,759	(29,437)
Deferred revenue	101,642	100,850	202,492	22,567
<b>Cash provided by operating activities</b>	<b>471,783</b>	<b>368,738</b>	<b>840,521</b>	<b>472,120</b>
<b>INVESTING ACTIVITIES</b>				
Acquisition of capital assets	(610,103)	—	(610,103)	(37,212)
<b>Cash used in investing activities</b>	<b>(610,103)</b>	<b>—</b>	<b>(610,103)</b>	<b>(37,212)</b>
<b>Net increase in cash for the year</b>	<b>(138,320)</b>	<b>368,738</b>	<b>230,418</b>	<b>434,908</b>
Cash and term deposits, beginning of year	858,188	1,307,506	2,165,694	1,730,786
<b>Cash and term deposits, end of year</b>	<b>719,868</b>	<b>1,676,244</b>	<b>2,396,112</b>	<b>2,165,694</b>

*See accompanying notes to the financial statements*

## NOTES TO FINANCIAL STATEMENTS

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July 31, 2024

### 1. NATURE OF THE ORGANIZATION

The Students' Union of Vancouver Community College (the "Union") is a not-for-profit organization incorporated in the Province of British Columbia and is exempt from income taxes. The Union was formed to represent students at the campuses of Vancouver Community College.

The purpose of the Union is to organize students on a democratic, co-operative basis to advance students' interest, to advance the interest of the students' community and to share experience, skills and ideas. The Union also organizes and provides a variety of services for its members on campus including a tailored, high-quality health and dental plan that meets the needs of its diverse constituency.

### 2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations and include the following significant accounting policies:

#### Use of Estimates

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the amounts of revenues and expenses reported during the year. Significant areas requiring the use of management estimates relate to the determination of deferred revenue, useful lives of capital assets and the health and dental administration expense allocation. Actual results could differ from these estimates.

#### Revenue Recognition

The Union follows the deferral method of accounting for contributions.

Restricted amounts, if any, are recognized as revenue in the year in which the related expenses are incurred. Unrestricted amounts are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Student membership fees are recognized as revenue according to the academic terms they relate to.

Revenue from all other sources is recognized in the general fund when the service is provided or when the respective goods are sold to the customer.

Volunteers contribute their time to assist the Union in carrying out its activities. Due to the difficulty in determining the fair value of such services, the value of the contributed services is not recognized in these financial statements.

## NOTES TO FINANCIAL STATEMENTS

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July 31, 2024

### 2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

#### **Fund Accounting**

The operations of the Union are reported in the following funds:

##### ***General Fund***

Revenues and expenses related to program delivery, administrative activities, and other operations are reported in the general fund. This fund represents unrestricted resources.

The fund also reports the assets, liabilities, revenues and expenses related to the Union's capital assets.

##### ***Health Plan Fund***

The members of the Union contribute up to \$275 per year for the purposes of offering both extended health plan and dental plan for student members.

The Union internally restricts any excess revenues for future expenses relating to the management, promotion and maintenance of the health plan.

#### **Measurement of Financial Instruments**

The Union initially measures its financial assets and financial liabilities at fair value.

The Union subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, term deposit, and accounts receivable. Financial liabilities measured at amortized cost includes accounts payable and accruals.

Financial assets measured at amortized cost are tested for impairment when there are indicators of impairment. The amount of the write-down is recognized in net income. 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 net income.

#### **Cash**

For purposes of determining cash flows, cash consists of cash on deposit with banks, and liquid term deposits.

#### **Capital Assets**

Capital assets are recorded at cost less accumulated amortization. Capital assets contributed to the Union are recorded at the estimated fair value at the date the contribution was made. Computer equipment and software are amortized on a straight-line basis over three years. Leasehold improvements are being amortized on a straight-line basis over the remaining term of the lease.



## NOTES TO FINANCIAL STATEMENTS

July 31, 2024

### 3. CASH AND TERM DEPOSITS

	2024	2023
	\$	\$
Cash	1,385,300	1,165,694
Term deposits	1,010,812	1,000,000
	2,396,112	2,165,694

Interest rate on term deposit is 5%. The Union's investment policy to manage interest rate risk is to invest in conservative fixed income securities with highly rated banking institutions to ensure no erosion of capital while earning a reasonable rate of return.

### 4. ACCOUNTS RECEIVABLE

	2024	2023
	\$	\$
<b>General Fund</b>		
Membership fees - Vancouver Community College	218,266	128,090
Interest and other	108,713	40,139
<b>Health Plan Fund</b>		
Health and Dental fees - Vancouver Community College	237,800	136,950
	564,779	305,179
Allowance for doubtful accounts	—	—
	564,779	305,179

### 5. CAPITAL ASSETS

	Cost	Accumulated Amortization	Net Book Value
	\$	\$	\$
<b>2024</b>			
Computer equipment and software	83,224	76,085	7,139
Office furniture and equipment	62,908	61,269	1,639
Building - leasehold improvements	900,311	268,702	631,609
	1,046,443	406,056	640,387
<b>2023</b>			
Computer equipment and software	81,252	69,141	12,111
Office furniture and equipment	61,653	58,480	3,173
Building - leasehold improvements	293,435	132,816	160,619
	436,340	260,437	175,903

## NOTES TO FINANCIAL STATEMENTS

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July 31, 2024

### 6. ACCOUNTS PAYABLE AND ACCRUALS

	2024	2023
	\$	\$
<b>General Fund</b>		
Wages and vacation payable	46,182	35,868
Other	59,903	18,458
	<b>106,085</b>	<b>54,326</b>

### 7. FINANCIAL INSTRUMENTS

The Union is exposed to various risks through its financial instruments. The following analysis presents the Union's exposures to significant risk as at July 31, 2024:

#### Credit Risk

The Union is exposed to credit risk with respect to its cash, term deposit and accounts receivable. The Union assesses, on a continuous basis, accounts receivable on the basis of amounts it is virtually certain to receive based on their net realizable value. Cash and term deposit are held by a Canadian chartered bank.

#### Liquidity Risk

Liquidity risk is the risk of being unable to meet cash requirements or fund obligations as they become due. It stems from the possibility of a delay in realizing the fair value of financial instruments.

The Union manages its liquidity risk by constantly monitoring forecasted and actual cash flows and financial liability maturities, and by holding assets that can be readily converted into cash.

#### Interest Rate Risk Exposure

All of the Union's financial instruments are non-interest bearing except for cash and term deposit that earn interest at variable market rates, as disclosed in note 3.

There has been no change in the Union's risk exposure in the above noted risks since the previous year.

### 8. RELATED PARTY TRANSACTIONS

For the year ending July 31, 2024, the Union paid stipends to executive board members and other elected personnel in the amount of \$42,285 [2023 - \$29,210] which are included in stipends expense.

## NOTES TO FINANCIAL STATEMENTS

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July 31, 2024

### 8. RELATED PARTY TRANSACTIONS (CONT'D)

The amount above includes payments made to the following elected directors during the year:

	2024	2023
	\$	\$
Board of Governors Representative and Chairperson	7,140	6,900
Director of College Affairs	6,035	3,565
Women Student Representative	5,910	1,035
At-Large Downtown Representative	5,710	5,635
Director of Events	5,600	2,990
Director of Accessibility	4,750	2,875
Pride Representative	4,300	2,875
Director of Internal Affairs	2,120	2,185
Indigenous Students Representative	345	575
At-Large Broadway Representative	375	575
	<b>42,285</b>	<b>29,210</b>

### 9. COMMITMENTS

The Union signed an agreement with Vancouver Community College ("the College") to lease space at the Broadway campus. The initial lease term expires January 31, 2029. Renewal terms are subject to negotiation.

The agreement with the College provides for an annual base rent of \$1 per annum plus operating costs estimated at \$14,111 per annum.

The Union entered into an agreement for extended health and dental benefits which are to be provided to students. The agreement sets the fees at \$275 per student for both benefits.

### 10. OTHER MEMBERSHIP FEES

The members of the Union are also members of the BC Federation of Students, a provincial organization representing students on collective matters. Membership fees of \$282,644 [2023 - \$205,256] collected during the year on behalf of the BC Federation of Students are not included in these financial statements.

All members participate in a universal transit pass program (U-Pass). Fees of \$3,133,699 [2023 - \$2,277,967] collected during the year for this program are not included in these financial statements.

## NOTES TO FINANCIAL STATEMENTS

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July 31, 2024

### 11. ECONOMIC DEPENDENCE

The Union's primary source of revenue is membership fees collected from students by Vancouver Community College pursuant to the provisions of the College and Institute Act (British Columbia). This collection activity can be terminated if the Union fails to fulfill its requirements under the Act. The Union's ability to continue viable operations is dependent upon maintaining its right to have these fees collected. As at the date of these financial statements the Union believes that it is in compliance with the Act.

### 12. DISCLOSURE OF REMUNERATION

Pursuant to the British Columbia Societies Act, the Union is required to disclose remuneration paid to employees and contractors who are paid \$75,000 or more during the fiscal year. Wages and benefits expense includes \$516,540 [2023 - \$564,351] paid to five [2023 - Six] employees during the year.