



# UNIVERSITY OF CALGARY

## Consolidated Financial Statements

For the Year Ended  
March 31, 2024

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|---|----|
| <b>Statement of Management Responsibility</b> .....           | 1  |
| <b>Independent Auditor's Report</b> .....                     | 2  |
| <b>Consolidated Financial Statements</b>                      |    |
| Consolidated Statement of Financial Position.....             | 5  |
| Consolidated Statement of Operations.....                     | 6  |
| Consolidated Statement of Change in Net Financial Assets..... | 7  |
| Consolidated Statement of Remeasurement Gains and Losses..... | 8  |
| Consolidated Statement of Cash Flow.....                      | 9  |
| Notes to the Consolidated Financial Statements.....           | 10 |

## STATEMENT OF MANAGEMENT RESPONSIBILITY

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The consolidated financial statements of the University of Calgary ("the University") have been prepared by management in accordance with Canadian public sector accounting standards as described in note 2 to the consolidated financial statements. The consolidated financial statements present fairly the financial position of the University as at March 31, 2024 and the results of its operations, remeasurement gains and losses, changes in net financial assets and cash flows for the year then ended.

In fulfilling its responsibilities and recognizing the limits inherent in all systems, management has developed and maintains a system of internal control designed to provide reasonable assurance that University's assets are safeguarded from loss and that the accounting records are a reliable basis for the preparation of the consolidated financial statements.

The Board of Governors is responsible for reviewing and approving the consolidated financial statements, and overseeing management's performance of its financial reporting responsibilities.

The Board of Governors carries out its responsibility for review of the consolidated financial statements principally through its Audit Committee. With the exception of the President, all members of the Audit Committee are not employees of the University. The Audit Committee meets with management and the external auditors and internal auditors to discuss the results of audit examinations and financial reporting matters. The external and internal auditors have full access to the Audit Committee, with and without the presence of management.

These consolidated financial statements have been reported on by the Auditor General of Alberta, the auditor appointed under the *Post-secondary Learning Act*. The Independent Auditor's Report outlines the scope of the audit and provides the audit opinion on the fairness of presentation of the information in the consolidated financial statements.

[Original signed by Ed McCauley]  
President & Vice-Chancellor

[Original signed by Ron Kim]  
Vice-President Finance and Chief Financial Officer

To the Board of Governors of the University of Calgary

## **Report on the Consolidated Financial Statements**

### **Opinion**

I have audited the consolidated financial statements of the University of Calgary (the Group), which comprise the consolidated statement of financial position as at March 31, 2024, and the consolidated statements of operations, remeasurement gains and losses, change in net financial assets, and cash flow for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Group as at March 31, 2024, and the results of its operations, its remeasurement gains and losses, its changes in net financial assets, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### **Basis for opinion**

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of my report. I am independent of the Group in accordance with the ethical requirements that are relevant to my audit of the consolidated financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

### **Other information**

Management is responsible for the other information. The other information comprises the *Management Discussion and Analysis*, and the *Annual Report*, but does not include the consolidated financial statements and my auditor's report thereon.

My opinion on the consolidated financial statements does not cover the other information and I do not express any form of assurance conclusion thereon.

In connection with my audit of the consolidated financial statements, my responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or my knowledge obtained in the audit, or otherwise appears to be materially misstated.

I obtained the *Management Discussion and Analysis* prior to the date of this auditor's report. If, based on the work I have performed on this other information, I conclude that there is a material misstatement of this other information, I am required to report that fact. I have nothing to report in this regard.

The *Annual Report* is expected to be made available to me after the date of this auditor's report. If, based on the work I will perform on this other information, I conclude that there is a material

misstatement of this other information, I am required to communicate the matter to those charged with governance.

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

Management is responsible for the preparation and fair presentation of the consolidated 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 the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the Group'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 an intention exists to liquidate or to cease operations, or there is no realistic alternative but to do so.

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

### **Auditor's responsibilities for the audit of the consolidated financial statements**

My objectives are to obtain reasonable assurance about whether the consolidated 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 my 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 consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the consolidated 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 my 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 Group'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 Group's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. I am responsible for the direction, supervision and performance of the group audit. I remain solely responsible for my audit opinion.

I 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 I identify during my audit.

[Original signed by W. Doug Wylie FCPA, FCMA, ICD.D]  
Auditor General

May 24, 2024  
Edmonton, Alberta

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT MARCH 31, 2024**  
(in thousands)



|   | 2024                | 2023                |
|---|---------------------|---------------------|
| <b>Financial assets excluding portfolio investments restricted for endowments</b>     |                     |                     |
| Cash and cash equivalents (Note 4)  | \$ 459,451          | \$ 82,776           |
| Portfolio investments - non-endowment (Note 5)  | 924,015             | 1,142,526           |
| Accounts receivable   | 165,774             | 138,486             |
| Inventories held for sale   | 14,304              | 15,213              |
|   | <b>\$ 1,563,544</b> | <b>\$ 1,379,001</b> |
| <b>Liabilities</b>  |                     |                     |
| Accounts payable and accrued liabilities  | \$ 192,421          | \$ 177,808          |
| Investment in government business enterprise (Note 7)                                 | 12,375              | 11,283              |
| Employee future benefit liabilities (Note 9)  | 78,845              | 96,925              |
| Debt (Note 10)  | 145,013             | 152,400             |
| Deferred revenue (Note 11)  | 918,752             | 814,968             |
| Asset retirement obligations (Note 13)  | 76,499              | 74,782              |
|   | <b>\$ 1,423,905</b> | <b>\$ 1,328,166</b> |
| <b>Net financial assets excluding portfolio investments restricted for endowments</b> | <b>\$ 139,639</b>   | <b>\$ 50,835</b>    |
| Portfolio investments - restricted for endowments (Note 5)                            | \$ 1,316,024        | \$ 1,176,378        |
| <b>Net financial assets</b>   | <b>\$ 1,455,663</b> | <b>\$ 1,227,213</b> |
| <b>Non-financial assets</b>   |                     |                     |
| Prepaid expenses  | \$ 17,550           | \$ 17,795           |
| Tangible capital assets and purchased intangibles (Note 8)                            | 2,131,891           | 2,151,185           |
|   | <b>\$ 2,149,441</b> | <b>\$ 2,168,980</b> |
| <b>Net assets before spent deferred capital contributions</b>                         | <b>\$ 3,605,104</b> | <b>\$ 3,396,193</b> |
| Spent deferred capital contributions (Note 12)  | \$ 1,403,683        | \$ 1,414,016        |
| <b>Net assets (Note 14)</b>   | <b>\$ 2,201,421</b> | <b>\$ 1,982,177</b> |
| <b>Net assets are comprised of:</b>   |                     |                     |
| Accumulated surplus   | \$ 1,855,362        | \$ 1,780,979        |
| Accumulated rereasurement gains   | 346,059             | 201,198             |
|   | <b>\$ 2,201,421</b> | <b>\$ 1,982,177</b> |

Contingent assets and contractual rights (Note 15 and 17)

Contingent liabilities and contractual obligations (Note 16 and 18)

**Approved by the Board of Governors:**

[Original signed by Mark Herman]  
Chair, Board of Governors

[Original signed by William O'Yeung]  
Chair, Audit Committee

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

**CONSOLIDATED STATEMENT OF OPERATIONS**  
**YEAR ENDED MARCH 31, 2024**  
(in thousands)



|  | 2024<br>Budget<br>(Note 19) | 2024                | 2023                |
|--|-----------------------------|---------------------|---------------------|
| <b>Revenue</b>   |                             |                     |                     |
| Government of Alberta grants (Note 24)                           | \$ 599,517                  | \$ 618,683          | \$ 601,490          |
| Federal and other government grants (Note 24)                    | 236,834                     | 229,471             | 204,329             |
| Sales of services and products                                   | 122,151                     | 116,609             | 125,747             |
| Student tuition and fees   | 372,591                     | 398,507             | 349,737             |
| Donations and other grants                                       | 190,040                     | 193,769             | 182,853             |
| Investment income (Note 20)                                      | 106,045                     | 118,329             | 80,666              |
| Investment loss from government business enterprise (Note 7)     | -                           | (1,093)             | (7,567)             |
|  | <b>\$ 1,627,178</b>         | <b>\$ 1,674,275</b> | <b>\$ 1,537,255</b> |
| <b>Expense (Note 21)</b>   |                             |                     |                     |
| Academic costs and institutional support                         | \$ 922,346                  | \$ 876,551          | \$ 851,151          |
| Research   | 495,497                     | 538,418             | 472,567             |
| Special purpose and trust  | 87,676                      | 83,893              | 69,728              |
| Facilities operations and maintenance                            | 82,838                      | 83,890              | 80,208              |
| Ancillary services   | 38,821                      | 38,971              | 36,251              |
|  | <b>\$ 1,627,178</b>         | <b>\$ 1,621,723</b> | <b>\$ 1,509,905</b> |
| <b>Annual operating surplus</b>                                  | <b>\$ -</b>                 | <b>\$ 52,552</b>    | <b>\$ 27,350</b>    |
| <b>Endowment contributions and capitalized investment income</b> |                             |                     |                     |
| Endowment contributions (Note 14)                                |                             | 19,260              | 37,441              |
| Endowment capitalized investment income (Note 14), (Note 20)     |                             | 2,571               | 9,207               |
|  |                             | <b>\$ 21,831</b>    | <b>\$ 46,648</b>    |
| <b>Annual surplus</b>  |                             | <b>\$ 74,383</b>    | <b>\$ 73,998</b>    |
| <b>Accumulated surplus, beginning of year</b>                    |                             | <b>1,780,979</b>    | 1,706,981           |
| <b>Accumulated surplus, end of year (Note 14)</b>                |                             | <b>\$ 1,855,362</b> | <b>\$ 1,780,979</b> |

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



**CONSOLIDATED STATEMENT OF CHANGE IN NET FINANCIAL ASSETS**  
**YEAR ENDED MARCH 31, 2024**  
(in thousands)



|  | 2024<br>Budget<br>(Note 19) | 2024             | 2023                |
|--|-----------------------------|------------------|---------------------|
| Annual surplus   | \$ -                        | \$ 74,383        | \$ 73,998           |
| Acquisition of tangible capital assets and purchased intangibles             | (188,537)                   | (143,172)        | (152,349)           |
| Proceeds from sale of tangible capital assets and purchased intangibles      | -                           | 173              | 262                 |
| Amortization of tangible capital assets and purchased intangibles            | 172,559                     | 162,399          | 158,523             |
| (Gain) loss on disposal of tangible capital assets and purchased intangibles | -                           | (106)            | 4,345               |
| Decrease (increase) in prepaid expenses                                      |                             | 245              | (1,770)             |
| Decrease in spent deferred capital contributions                             |                             | (10,333)         | (32,558)            |
| Increase (decrease) in accumulated remeasurement gains                       |                             | 144,861          | (15,882)            |
| <b>Increase in net financial assets</b>                                      | <b>\$</b>                   | <b>228,450</b>   | <b>\$</b> 34,569    |
| <b>Net financial assets, beginning of year</b>                               | <b>\$</b>                   | <b>1,227,213</b> | <b>\$</b> 1,192,644 |
| <b>Net financial assets, end of year</b>                                     | <b>\$</b>                   | <b>1,455,663</b> | <b>\$</b> 1,227,213 |

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

**CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES**  
**YEAR ENDED MARCH 31, 2024**  
(in thousands)



|  | 2024              | 2023               |
|--|-------------------|--------------------|
| <b>Accumulated remeasurement gains, beginning of year</b>        | <b>\$ 201,198</b> | <b>\$ 217,080</b>  |
| Unrealized gains (losses) attributable to:                       |                   |                    |
| Foreign exchange   | 386               | 409                |
| Quoted in active market financial instruments                    |                   |                    |
| Portfolio investments - non-endowments                           | (23)              | (1,644)            |
| Portfolio investments - restricted for endowments                | 589               | (437)              |
| Designated fair value financial instruments                      |                   |                    |
| Portfolio investments - non-endowments                           | 18,816            | (14,361)           |
| Portfolio investments - restricted for endowments                | 123,678           | (5,552)            |
| Utility price hedges   | (1,874)           | 3,358              |
| Amounts reclassified to consolidated statement of operations:    |                   |                    |
| Foreign exchange   | (409)             | (1,204)            |
| Quoted in active market financial instruments                    |                   |                    |
| Portfolio investments - non-endowments                           | -                 | (249)              |
| Portfolio investments - restricted for endowments                | (144)             | (164)              |
| Designated fair value financial instruments                      |                   |                    |
| Portfolio investments - non-endowments                           | 14,178            | 19,275             |
| Portfolio investments - restricted for endowments                | (7,159)           | (13,729)           |
| Utility price hedges   | (3,177)           | (1,584)            |
| Change in accumulated remeasurement gains                        | <b>\$ 144,861</b> | <b>\$ (15,882)</b> |
| <b>Accumulated remeasurement gains, end of year</b> (Note 14)    | <b>\$ 346,059</b> | <b>\$ 201,198</b>  |
| <b>Accumulated remeasurement gains (losses) is comprised of:</b> |                   |                    |
| Foreign exchange   | \$ 386            | \$ 409             |
| Portfolio investments - non-endowments                           | 27,993            | (4,978)            |
| Portfolio investments - restricted for endowments                | 318,538           | 201,574            |
| Utility price hedges   | (858)             | 4,193              |
|  | <b>\$ 346,059</b> | <b>\$ 201,198</b>  |

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

**CONSOLIDATED STATEMENT OF CASH FLOW**  
**FOR THE YEAR ENDED MARCH 31, 2024**  
(in thousands)



|   | 2024              | 2023                |
|---|-------------------|---------------------|
| <b>Operating transactions</b>   |                   |                     |
| Annual surplus  | \$ 74,383         | \$ 73,998           |
| Add (deduct) non-cash items:  |                   |                     |
| Amortization of tangible capital assets and purchased intangibles   | 162,399           | 158,523             |
| Loss on sale of portfolio investments   | 6,875             | 5,379               |
| (Gain) loss on sale of tangible capital assets and purchased intangibles  | (106)             | 4,345               |
| Capital gifts in-kind received  | (402)             | (14,398)            |
| Expended capital contributions recognized as revenue  | (103,242)         | (99,114)            |
| Decrease in investment in government business enterprises   | 1,092             | 7,568               |
| Change in employee future benefit liabilities   | (18,080)          | (10,895)            |
| Change in non-cash items  | \$ 48,536         | \$ 51,408           |
| Increase in accounts receivable, less change in utility price hedges  | (32,339)          | (18,450)            |
| Decrease (increase) in prepaid expenses   | 245               | (1,770)             |
| Decrease (increase) in inventories held for sale, less in-kind donations  | 909               | (594)               |
| Increase (decrease) in accounts payable and accrued liabilities   | 14,613            | (5,632)             |
| Increase in deferred revenue, less in-kind donations  | 103,784           | 66,589              |
| Increase (decrease) in asset retirement obligations   | 1,717             | (1,734)             |
| Cash provided by operating transactions   | \$ 211,848        | \$ 163,815          |
| <b>Capital transactions</b>   |                   |                     |
| Acquisition of tangible capital assets and purchased intangibles less gift in-kind                                    | \$ (139,185)      | \$ (140,124)        |
| Proceeds on sale of tangible capital assets and purchased intangibles   | 173               | 262                 |
| Cash applied to capital transactions  | \$ (139,012)      | \$ (139,862)        |
| <b>Investing transactions</b>   |                   |                     |
| Purchases of portfolio investments  | \$ (1,403,321)    | \$ (297,497)        |
| Proceeds on sale of portfolio investments   | 1,625,223         | 51,500              |
| Cash provided by (applied to) investing transactions  | \$ 221,902        | \$ (245,997)        |
| <b>Financing transactions</b>   |                   |                     |
| Debt - repayment  | \$ (7,451)        | \$ (7,203)          |
| Debt - new financing  | 64                | 64                  |
| Increase in spent deferred capital, less expended capital contributions recognized as revenue, less in-kind donations | 89,324            | 64,180              |
| Cash provided by financing transactions   | \$ 81,937         | \$ 57,041           |
| <b>Increase (decrease) in cash and cash equivalents</b>   | <b>\$ 376,675</b> | <b>\$ (165,003)</b> |
| <b>Cash and cash equivalents, beginning of year</b>   | <b>\$ 82,776</b>  | <b>\$ 247,779</b>   |
| <b>Cash and cash equivalents, end of year</b>   | <b>\$ 459,451</b> | <b>\$ 82,776</b>    |

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

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**1. Authority and purpose**

The Governors of the University of Calgary is a corporation that manages and operates the University of Calgary (“the University”) under the *Post-secondary Learning Act* (Alberta). All members of the Board of Governors are appointed by either the Lieutenant Governor in Council or the Minister of Advanced Education, with the exception of the Chancellor and President, who are *ex officio* members. Under the *Post-secondary Learning Act*, the University is a comprehensive academic and research university offering undergraduate and graduate degree programs as well as a full range of continuing education programs and activities. The University is a registered charity, and under section 149 of the *Income Tax Act* (Canada), is exempt from the payment of income tax. This tax exemption does not extend to its wholly-owned subsidiaries, University Technologies Group, University of Calgary Properties Group Ltd., University District Trust, and University Innovation Quarter Trust.

**2. Summary of significant accounting policies and reporting practices**

These consolidated financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards (“PSAS”) as recommended by the Chartered Professional Accountants of Canada (CPA Canada). Significant aspects of the accounting policies adopted by the University are as follows:

**(a) Use of estimates**

The measurement of certain assets and liabilities, revenues and expenses is contingent upon future events; therefore, the preparation of these consolidated financial statements requires the use of estimates, which may vary from actual results. Management uses judgment to determine such estimates. Amortization of tangible capital assets and purchased intangibles, asset retirement obligations, recognition of deferred revenue related to restricted grants and donations, determining the fair value of in-kind donations, and employee future benefit liabilities are the most significant items based on estimates. In management’s opinion, the resulting estimates are within reasonable limits of materiality and are in accordance with the significant accounting policies summarized below. These significant accounting policies are presented to assist the reader in evaluating these consolidated financial statements and, together with the following notes, should be considered an integral part of the consolidated financial statements.

**(b) Valuation of financial assets and liabilities**

The University’s financial assets and liabilities are measured as follows:

| <b>Financial statement component</b>     | <b>Measurement</b>                     |
|--|--|
| Cash and cash equivalents                | Cost                                   |
| Portfolio investments                    | Fair value                             |
| Inventories held for sale                | Lower of cost or net realizable value  |
| Accounts receivable                      | Lower of cost or net recoverable value |
| Utility price hedge                      | Fair value                             |
| Accounts payable and accrued liabilities | Cost                                   |
| Asset retirement obligations             | Cost                                   |
| Debt                                     | Amortized cost                         |

Unrealized gains and losses from changes in the fair value of financial assets and liabilities are recognized in the consolidated statement of remeasurement gains and losses. When the restricted nature of a financial instrument and any related changes in fair value create a liability, unrealized gains and losses are recognized as deferred revenue.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the consolidated statement of operations. A write-down of a portfolio investment to reflect a loss in value that is other than temporary is not reversed for a subsequent increase in value.

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**2. Summary of significant accounting policies and reporting practices (Continued)**

**(b) Valuation of financial assets and liabilities (Continued)**

For financial assets and liabilities measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense. Transaction costs are a component of cost for financial instruments measured using cost or amortized cost. Transaction costs are expensed for financial instruments measured at fair value. Investment management fees are expensed as incurred. The purchase and sale of portfolio investments are accounted for using trade-date accounting.

The University does not use foreign currency contracts or any other type of derivative financial instruments for trading or speculative purposes. The University uses utility price hedges to reduce exposure to fluctuations in utility prices. Utility price hedges are recorded at fair value. Fair value is calculated by comparing the contracted hedge prices to the wholesale forward market for comparative time periods.

Management evaluates contractual obligations for the existence of embedded derivatives and elects to either designate the entire contract for fair value measurement or separately measure the value of the derivative component when characteristics of the derivative are not closely related to the economic characteristics and risks of the contract itself. Contracts to buy or sell non-financial items for the University's normal purchase, sale or usage requirements are not recognized as financial assets or liabilities. The University does not have any embedded derivatives.

**(c) Revenue recognition**

All revenue is reported on the accrual basis of accounting. Cash received for which goods or services have not been provided is recognized as deferred revenue.

**Government grants, non-government grants and donations**

Government transfers are referred to as government grants.

Restricted grants and donations are recognized as deferred revenue if the terms for use, or the terms along with the University's actions and communications as to the use, create a liability. These grants and donations are recognized as revenue as the terms are met. If the grants and donations are used to construct or acquire tangible capital assets and purchased intangibles, revenue will be recognized over the useful life of the tangible capital asset or intangible asset.

Government grants without terms for the use of the grant are recognized as revenue when the University is eligible to receive the funds. Unrestricted non-government grants and donations are recognized as revenue in the year received or in the year the funds are committed to the University if the amount can be reasonably estimated and collection is reasonably assured.

In-kind donations of services, materials, and tangible capital assets and purchased intangibles are recognized at fair value when such value can reasonably be determined. Transfers of tangible capital assets and purchased intangibles from related parties are recorded at the carrying value.

**Grants and donations related to land**

Grants and donations for the purchase of land are recognized as deferred revenue when received and recognized as revenue when the land is purchased. An in-kind grant or donation of land is recognized as revenue or endowment contribution at the fair value of the land when a fair value can be reasonably determined. When the fair value cannot reasonably be determined, the in-kind grant or donation is recorded at nominal value.

**Sales of services and products**

Sales of services and products represent revenues from non-tuition related services and/or products such as parking fees, conferences, amenities fees, recreation program registration fees, food services and related commissions, book sales, rental income, lease income, copyright licensing, fine and surcharges, sponsorship revenue, and other administrative fees.

These revenues, with the exception of parking fines are considered revenues arising from exchange transactions. Revenue from these transactions is recognized when or as the University fulfils its performance obligations and transfers control of the promised goods and services to the payor. If the performance obligation is outstanding at year end, the remaining revenue is deferred.

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**2. Summary of significant accounting policies and reporting practices (Continued)**

**(c) Revenue recognition (Continued)**

Revenue without performance obligations is a non-exchange transaction with a payor and is recognized when the University has the authority to claim or retain an inflow of economic resources and identifies a past transaction or event that gives rise to an asset.

**Student tuition and fees**

Student tuition and fees are charged for the programs offered by the University and include program registration and application fees, course delivery fees, student service fees and laboratory fees.

These fees are considered revenue arising from exchange transactions with performance obligations. The University recognizes revenue from program registration and application fees when received as the performance obligations of registering the student are met when paid. Revenue from course delivery, student service fees, and laboratory fees are recognized over the course of each academic semester as the University fulfils its performance obligations by delivering the courses. If the performance obligation is outstanding at year end, the remaining revenue is deferred.

**Investment income**

Investment income includes dividends, interest income, and realized gains or losses on the sale of portfolio investments. Unrealized gains and losses on investments from unrestricted grants, unrestricted donations, and endowments are recognized in the accumulated remeasurement gains and losses until settlement. Once realized, these gains and losses are recognized as revenue or expense in the consolidated statement of operations. Investment income from restricted grants and donations is recognized as deferred revenue when the terms for use create a liability, and is recognized as revenue in the consolidated statement of operations when the terms of the grants or donations are met.

Realized investment income allocated to endowment balances for the preservation of endowment capital purchasing power is recognized in the consolidated statement of operations as a component of endowment contributions and capitalized investment income.

**Endowment contributions**

Endowment contributions consist of externally restricted donations received by the University, the principal of which is required to be maintained intact in perpetuity.

Investment income earned on endowments must be used in accordance with the various purposes established by the donors or the Board of Governors. Benefactors as well as University's policy stipulate that the economic value of the endowments must be protected by limiting the amount of income that may be expended and reinvesting unexpended income.

Under the *Post-secondary Learning Act*, the University has the authority to alter the terms and conditions of endowments to enable:

- income earned by the endowment to be withheld from distribution to avoid fluctuations in the amounts distributed and generally to regulate the distribution of income earned by the endowment.
- encroachment on the capital of the endowment to avoid fluctuations in the amounts distributed and generally to regulate the distribution of income earned by the endowment if, in the opinion of the Board of Governors, the encroachment benefits the University and does not impair the long-term value of the fund.

In any year, if the investment income earned on endowments is insufficient to fund the spending allocation, the spending allocation is funded from the cumulative capitalized investment income. However, for individual endowment funds without sufficient cumulative capitalized income, endowment principal is used in that year. This amount is expected to be recovered by future investment income.

Endowment contributions are recognized in the consolidated statement of operations in the period in which they are received.

**2. Summary of significant accounting policies and reporting practices (Continued)**

**(d) Inventories held for sale**

Inventories held for sale are valued at the lower of cost and expected net realizable value and is determined using the weighted average method. In-kind assets held for sale is valued at fair market value, at the time of the donation, when the fair value can be reasonably determined.

**(e) Tangible capital assets and purchased intangibles**

Tangible capital assets are recorded at cost, which include amounts that are directly related to the acquisition, design, construction, development, improvement or betterment of the asset, and costs associated with asset retirement obligations. Cost includes overhead directly attributable to construction and development, as well as interest costs that are directly attributable to the acquisition or construction of the asset. Work-in-progress, which includes facilities and improvement projects and development of information systems, is not amortized until after the project is complete and the asset is in service. Assets or disposal groups that are classified as held-for-sale are measured at the lower of carrying amount and fair value less costs to sell.

All leases are recorded in the consolidated financial statements as either a capital or operating lease. Any lease which transfers substantially all the benefits and risks of ownership associated with the leased asset are accounted for as leased tangible capital assets. Capital lease assets and liabilities are recognized at the lesser of the present value of the future minimum lease payments and the asset's fair market value at the inception of the lease, excluding executor costs. The discount rate used to determine the present value of the lease payments is the lower of the University's rate for incremental borrowing or the interest rate implicit in the lease.

Purchased intangibles are recorded at cost less accumulated amortization. The cost, less any residual value, of purchased intangibles with a finite life is amortized on a straight-line basis over its useful life in a manner appropriate to its nature and use, which is normally the shortest of the technological, commercial, and legal life. Purchased intangibles with an indefinite life are not amortized.

The cost, less residual value, of the tangible capital assets and purchased intangibles, excluding land, is amortized on a straight line basis over their estimated useful lives as follows:

|   |             |
|---|-------------|
| Buildings   | 20-40 years |
| Furnishings, equipment and systems                  | 3-10 years  |
| Learning resources (includes purchased intangibles) | 10 years    |

Tangible capital asset and purchased intangible write-downs are recorded when conditions indicate they no longer contribute to the University's ability to provide services, or when the value of future economic benefits associated with the capital assets are less than their net book value. Net write-downs are recognized as expenses in the consolidated statement of operations. Internally developed intangible assets, works of art, historical treasures and collections are expensed when acquired and not recognized as tangible capital assets and purchased intangibles because a reasonable estimate of the future benefits associated with such property cannot be made.

**(f) Foreign currency translation**

Transaction amounts denominated in foreign currencies are translated into their Canadian dollar equivalents at exchange rates prevailing at the transaction dates. Carrying values of monetary assets and liabilities and non-monetary items included in the fair value category reflect the exchange rates at the consolidated statement of financial position date. Unrealized foreign exchange gains and losses are recognized in the consolidated statement of remeasurement gains and losses.

In the period of settlement, foreign exchange gains and losses are reclassified to the consolidated statement of operations, and the cumulative amount of remeasurement gains and losses is reversed in the consolidated statement of remeasurement gains and losses.

**2. Summary of significant accounting policies and reporting practices (Continued)**

**(g) Employee future benefits**

**Pension**

The University participates with other employers in the Universities Academic Pension Plan (UAPP) and the Public Service Pension Plan (PSPP). These pension plans are multi-employer defined benefit pension plans that provide pensions for the University's participating employees based on years of service and earnings.

Pension expense for the UAPP is actuarially determined using the projected benefit method prorated on service and is allocated to each participant based on their respective percentage of pensionable earnings. Actuarial gains or losses on the accrued benefit obligation are amortized over the expected average remaining service life.

The University does not have sufficient plan information on the PSPP to follow the standards for defined benefit accounting, and therefore follows the standards for defined contribution accounting. Accordingly, pension expense recorded for the PSPP is comprised of employer contributions to the plan that are required for its employees during the year, which are calculated based on actuarially predetermined amounts that are expected to provide the plan's future benefits.

**Long-term disability (LTD)**

The cost of providing non-vesting and non-accumulating employee future benefits for compensated absences under the University's long-term disability plans is charged to expense in full when the event occurs which obligates the University to provide the benefits. The cost of these benefits is actuarially determined using the accumulated benefit method, a market interest rate and administration's best estimate of the retirement ages of employees, expected health care costs and the period of employee disability. Actuarial gains or losses on the accrued benefit obligation are amortized over the average expected period the benefits will be paid.

**Supplementary retirement plan (SRP)**

The expense for the defined benefit SRP is actuarially determined using the projected benefit method prorated on service. Actuarial gains or losses on the accrued benefit obligation are amortized over the expected service lifetime for each plan participant.

**(h) Investment in government nonprofit organization, other government organization, and partnerships**

The consolidated financial statements reflect the assets, liabilities, revenues, and expenses of organizations which are controlled by the University. The following organizations are consolidated in these financial statements. Inter-organizational transactions, balances and activities have been eliminated upon consolidation.

- Arctic Institute of North America, a nonprofit organization controlled by the University, operates under the authority of the *Act of the Federal Parliament* (910 George VI, Chapter 45) to initiate, encourage and support northern research and to advance the study of arctic conditions.
- University Technologies Group, a group of entities operating to facilitate the transfer of intellectual property from the University to private business, thereby commercializing the scientific innovations of University researchers.
- University of Calgary Properties Group Ltd. ("UCPG"), is the sole trustee of University District Trust ("UDT") and University Innovation Quarter Trust ("UIQT").
- University Innovation Quarter Trust ("UIQT"), a trust created to operate, manage, and develop University Innovation Quarter lands (previously named University Research Park) to support an innovation ecosystem on behalf of the University.

Proportionate consolidation is used to record the University's share of Western Canadian Universities Marine Sciences Society ("WCUMSS") (20% interest), a partnership with five universities to provide research infrastructure in the marine sciences for its member universities and the worldwide scientific community. All partnership inter-entity accounts and transactions between WCUMSS and the University are eliminated upon consolidation. This partnership is not material to the University's consolidated financial statements; therefore, separate condensed financial information is not presented.



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**2. Summary of significant accounting policies and reporting practices (Continued)**

**(i) Investment in government business enterprise**

Government business enterprises ("GBE"), owned or controlled by the University but not dependent on the University for their continuing operations, are included in the consolidated financial statements using the modified equity method. Under the modified equity method, the accounting policies of the GBE are not adjusted to conform to those of the University. Thus, the University's investment in the entity is recorded at acquisition cost and is increased for the proportionate share of post acquisition earnings and decreased by post acquisition losses and distributions received. The University's wholly-owned entity accounted for by the modified equity basis is University District Trust ("UDT") .

**(j) Funds and reserves**

Certain amounts, as approved by the Board of Governors, are set aside in accumulated surplus for future operating and capital purposes. Transfers to / from funds and reserves are an adjustment to the respective fund when approved.

**(k) Liability for contaminated sites**

Contaminated sites are a result of contamination of a chemical, organic or radioactive material or live organism that exceeds an environmental standard, being introduced into soil, water or sediment. It does not include airborne contaminants. The University recognizes a liability for remediation of contaminated sites when the following criteria have been met:

- an environmental standard exists;
- there is evidence that contamination exceeds an environmental standard;
- the University is directly responsible or accepts responsibility for the contamination;
- it is expected that future economic benefits will be given up; and;
- a reasonable estimate of the amount can be made.

A liability for a contaminated site may arise from operations that are either considered in productive use or no longer in productive use when environmental standards are exceeded. It will also arise when an unexpected event occurs resulting in contamination that exceeds an environmental standard.

When an environmental standard does not exist or contamination does not exceed an environmental standard, a liability for remediation of a site is recognized by the University when the following criteria have been met:

- the University has a duty or responsibility to others, leaving little or no discretion to avoid the obligation;
- the duty or responsibility to others entails settlement by future transfer or use of assets, or a provision of services at a specified or determinable date, or on demand; and,
- the transaction or events obligating the University have already occurred.

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**2. Summary of significant accounting policies and reporting practices (Continued)**

**(l) Asset retirement obligations**

Asset retirement obligations are legal obligations associated with the retirement of a tangible capital assets. The tangible capital assets include but are not limited to assets in productive use, assets no longer in productive use, and leased tangible capital assets. Asset retirement activities include all activities relating to an asset retirement obligation. These may include, but are not limited to:

- decommissioning or dismantling a tangible capital asset that was acquired, constructed or developed;
- remediation of contamination of a tangible capital asset created by its normal use;
- post-retirement activities such as monitoring; and
- constructing other tangible capital assets to perform post-retirement activities.

A liability for an asset retirement obligation is recognized when, as at the financial reporting date, all the following criteria are met:

- (a) there is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- (b) the past transaction or event giving rise to the liability has occurred;
- (c) it is expected that future economic benefits will be given up; and
- (d) a reasonable estimate of the amount can be made.

When a liability for asset retirement obligation is recognized, asset retirement costs related to recognized tangible capital assets in productive use are capitalized by increasing the carrying amount of the related asset and are amortized over the estimated useful life of the underlying tangible capital asset. Asset retirement costs related to unrecognized tangible capital assets and those not in productive use are expensed.

The asset retirement obligation is measured at the current estimated cost to settle or otherwise extinguish the liability.

**(m) Expense by function**

The University uses the following function categories on its consolidated statement of operations:

**Academic costs and institutional support**

Academic costs and institutional support includes expenses relating to activities directly and indirectly supporting innovative learning, programming, and teaching as well as administration and governance functions of the University.

**Research**

Research expenses relate primarily to activity funded by externally sponsored research funds intended for specific research purposes as well as internal funds designated for research related spending.

**Special purpose and trust**

Special purpose and trust is comprised of expenses relating to externally restricted funding for non-research related activities including scholarships and community service.

**Facilities operations and maintenance**

Facilities operations and maintenance function includes centralized management and maintenance of grounds and facilities, and buildings. Examples include utilities, facilities administration, building maintenance, custodial services, landscaping and grounds keeping, and major repairs and renovations.

**Ancillary services**

Ancillary expenses relate to secondary services available to students, faculty, and staff. Services include on campus residence, food services, university bookstores, parking, and conference services.

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2. **Summary of significant accounting policies and reporting practices (Continued)**

**(n) Future changes in accounting standards**

The University will adopt the following new conceptual framework and accounting standard approved by the Public Sector Accounting Board:

- Effective April 1, 2026, *The Conceptual Framework for Financial Reporting in the Public Sector*. The Conceptual Framework is the foundation for public sector financial reporting standards. It replaces the conceptual aspects of PS 1000, *Financial Statement Concepts*, and PS 1100, *Financial Statement Objectives*. The Conceptual Framework highlights considerations fundamental for the consistent application of accounting issues in the absence of specific standards.
- Effective April 1, 2026, PS 1202 *Financial Statement Presentation*. PS 1202 sets out general and specific requirements for the presentation of information in general purpose financial statements. The financial statement presentation principles are based on the concepts within the Conceptual Framework.

The University is currently assessing the impact of the new conceptual framework and standard, and the extent of the impact of their adoption on the consolidated financial statements has not yet been determined.

3. **Adoption of new accounting policies and guidelines**

**PS 3400: Revenue**

Effective April 1, 2023, the University adopted the new accounting standard PS 3400, *Revenue*, a standard establishing guidance on how to account for and report on revenue. The standard provides a framework for recognizing, measuring and reporting revenues that arise from transactions that include performance obligations and transactions that do not have performance obligations. Performance obligations are enforceable promises to provide specific goods or services to a specific payor.

The University adopted this standard on a prospective basis and as a result, 2023 comparatives are not restated. There is no financial statement impact on the consolidated financial statements from the application of the new accounting standard.

**PSG-8: Purchased Intangibles**

Effective April 1, 2023, the University adopted the principles in the new guideline PSG-8, *Purchased intangibles*. The guideline provides direction on accounting for and reporting on purchased intangibles. It provides clarity on the recognition criteria, along with instances of assets that would not meet this definition.

The University adopted these principles prospectively and as a result 2023 comparatives are not restated. The University purchased intangibles in the year in the form of eBooks. The capitalization of eBooks is recognized within the acquisition of learning resources which is consistent with previous year treatment. Note 8 provides further disclosure as required by the guideline for *Purchased intangibles*.

**PS 3160: Public Private Partnerships**

Effective April 1, 2023, the University adopted the new accounting standard PS 3160 *Public Private Partnerships*. This accounting standard provides guidance on how to account for public private partnerships between public and private sector entities, where the public sector entity procures infrastructure using a private sector partner.

The University adopted this standard on a prospective basis and as a result, 2023 comparatives are not restated. There is no financial statement impact on the consolidated financial statements from the application of the new accounting standard as the University does not have public private partnerships.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**4. Cash and cash equivalents**

|                                   | 2024              | 2023             |
|-----------------------------------|-------------------|------------------|
| Cash                              | \$ 409,231        | \$ 82,776        |
| Guaranteed investment certificate | 50,220            | -                |
|                                   | <b>\$ 459,451</b> | <b>\$ 82,776</b> |

Cash and cash equivalents include short-term investments with a maturity less than three months from the date of acquisition.

**5. Portfolio investments**

|   | 2024                | 2023                |
|---|---------------------|---------------------|
| Portfolio investments - non-endowment             | \$ 924,015          | \$ 1,142,526        |
| Portfolio investments - restricted for endowments | 1,316,024           | 1,176,378           |
|   | <b>\$ 2,240,039</b> | <b>\$ 2,318,904</b> |

The composition of portfolio investments measured at fair value is as follows:

|                                   | 2024             |                     |                   |                     |
|-----------------------------------|------------------|---------------------|-------------------|---------------------|
|                                   | Level 1          | Level 2             | Level 3           | Total               |
| Fixed income                      |                  |                     |                   |                     |
| Canadian government and corporate | \$ -             | \$ 224,748          | \$ -              | \$ 224,748          |
| Foreign government and corporate  | -                | 14,672              | -                 | 14,672              |
| Pooled investments funds          | -                | 345,744             | -                 | 345,744             |
| Pooled canadian mortgages         | -                | 239,457             | -                 | 239,457             |
| Equities                          |                  |                     |                   |                     |
| Canadian equities                 | 10,111           | -                   | -                 | 10,111              |
| Foreign equities                  | 2,192            | -                   | -                 | 2,192               |
| Pooled investments funds          | -                | 1,037,532           | -                 | 1,037,532           |
| Other                             |                  |                     |                   |                     |
| Cash and money market funds       | 14,835           | -                   | -                 | 14,835              |
| Guaranteed investment certificate | 30,685           | -                   | -                 | 30,685              |
| Pooled hedge funds                | -                | 148,243             | -                 | 148,243             |
| Private equity                    | -                | -                   | 61,702            | 61,702              |
| Infrastructure                    | -                | -                   | 54,616            | 54,616              |
| Private credit                    | -                | -                   | 55,502            | 55,502              |
|                                   | <b>\$ 57,823</b> | <b>\$ 2,010,396</b> | <b>\$ 171,820</b> | <b>\$ 2,240,039</b> |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**5. Portfolio investments (Continued)**

|                                   | 2023             |                     |                   |                     |
|-----------------------------------|------------------|---------------------|-------------------|---------------------|
|                                   | Level 1          | Level 2             | Level 3           | Total               |
| Fixed income                      |                  |                     |                   |                     |
| Canadian government and corporate | \$ -             | \$ 530,579          | \$ -              | \$ 530,579          |
| Foreign government and corporate  | -                | 27,142              | -                 | 27,142              |
| Pooled investments funds          | -                | 206,094             | -                 | 206,094             |
| Pooled canadian mortgages         | -                | 311,598             | -                 | 311,598             |
| Equities                          |                  |                     |                   |                     |
| Canadian equities                 | 9,169            | -                   | -                 | 9,169               |
| Foreign equities                  | 2,249            | -                   | -                 | 2,249               |
| Pooled investments funds          | -                | 936,567             | -                 | 936,567             |
| Other                             |                  |                     |                   |                     |
| Cash and money market funds       | 35,964           | -                   | -                 | 35,964              |
| Pooled hedge funds                | -                | 128,136             | -                 | 128,136             |
| Private equity                    | -                | -                   | 41,977            | 41,977              |
| Infrastructure                    | -                | -                   | 38,357            | 38,357              |
| Private credit                    | -                | -                   | 51,072            | 51,072              |
|                                   | <b>\$ 47,382</b> | <b>\$ 2,140,116</b> | <b>\$ 131,406</b> | <b>\$ 2,318,904</b> |

The tables above provide 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:

Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets.

Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the assets, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3 fair value measurements are those derived from valuation techniques that include inputs for the assets that are not based on observable market data (unobservable inputs).

The following table provides reconciliation of the changes in fair value of Level 3 investments:

|                             | 2024              | 2023              |
|-----------------------------|-------------------|-------------------|
| Balance, beginning of year  | \$ 131,406        | \$ 51,640         |
| Unrealized gains            | 10,507            | 5,489             |
| Purchases                   | 29,907            | 74,277            |
| <b>Balance, end of year</b> | <b>\$ 171,820</b> | <b>\$ 131,406</b> |

During the years ended March 31, 2024 and 2023, there were no transfers between level 1, level 2 and level 3 investments.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**6. Financial risk management**

**Market price risk**

The University is exposed to market price risk, the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual security, its issuer or general market factors affecting all securities. To manage this risk, the University has established an investment policy with a target asset mix that is diversified by asset class with individual issuer limits and is designed to achieve a long-term rate of return with an acceptable level of risk.

The following details the University's portfolio sensitivity to a 8.9% increase or decrease in the market prices. The sensitivity rate is determined using the historical annualized standard deviation for the portfolio investments over a four year period. At March 31, 2024, if market prices had a 8.9% (2023 - 9.8%) increase or decrease with all other variables held constant, the increase or decrease in accumulated remeasurement gains and losses, unrestricted net assets, and endowment net assets for the year would have totalled \$194,215 (2023 - \$223,462).

The University's management of market price risk has not changed from the prior year.

**Foreign currency risk**

Foreign currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchanges rates. The University is exposed to foreign currency risk on investments that are denominated in foreign currencies.

The impact of a change in value of foreign currency portfolio investments is as follows:

|               | Fair Value   | 2.5% decrease | 1.0% decrease | 1.0% increase | 2.5% increase |
|---------------|--------------|---------------|---------------|---------------|---------------|
| United States | \$ 1,004,948 | \$ 979,824    | \$ 994,899    | \$ 1,014,997  | \$ 1,030,072  |

The University has a contract with the Qatari government to operate a campus in Qatar. Expenses incurred are recovered from the government of Qatar and claims are adjusted to reflect currency fluctuations, thus reducing exchange risk exposure to the University.

**Credit risk**

The University is exposed to credit risk on investments arising from the potential failure of a counterparty, debtor or issuer to honour its contractual obligations. To manage this risk, the University invests predominantly in investment grade issuers as guided by the University's Investment policy. The credit risk from accounts receivable is relatively low as the majority of balances are due from government agencies and corporate sponsors. Credit risk from tuition is managed through restricted enrolment activities for students with delinquent balances and maintaining standard collection procedures. Given the nature of the University's accounts receivable balances, and current economic outlook, management has assessed the impact to credit risk as low.

The credit rating for Canadian government and corporate bonds held is as follows:

| Credit Rating           | 2024            | 2023            |
|-------------------------|-----------------|-----------------|
| AAA                     | 46.52 %         | 41.23 %         |
| AA                      | 12.49 %         | 13.41 %         |
| A                       | 12.85 %         | 26.12 %         |
| BBB                     | 17.55 %         | 16.19 %         |
| Below BBB and not rated | 10.59 %         | 3.05 %          |
|                         | <b>100.00 %</b> | <b>100.00 %</b> |

**6. Financial risk management (Continued)**

**Liquidity risk**

Liquidity risk is the risk that the University will encounter difficulty in meeting obligations associated with its financial liabilities. The University maintains a line of credit designed to ensure availability of funds to meet current and forecasted financial requirements as cost effectively as possible. The University believes, based on its assessment of future cash flows, it will have access to sufficient capital through internally generated cash flows, external sources and the undrawn short-term line of credit to meet current spending forecasts. At March 31, 2024, the University has committed borrowing facilities of \$18,750 (2023 - \$18,750), none of which has been drawn.

**Interest rate risk**

Interest rate risk is the risk that future cash flows or fair values will fluctuate due to the volatility of market interest rates. The University is exposed to this risk on its interest bearing assets and bonds. Bonds are affected indirectly as they are subject to fluctuations in market values. Bonds are currently invested at the shorter end of the yield curve to reduce market value volatility. Interest risk on the University's debt is managed through fixed-rate agreements with the Department of Treasury Board and Finance as described in Note 10. If interest rates increased by 1% and all other variables are held constant, the potential loss in fair value on bonds and mortgage funds to the University would be \$26,306 (2023 - \$35,149).

The terms to maturity of interest-bearing securities held by the University are as follows:

| <b>Asset class</b>             | <b>&lt; 1 year</b> | <b>1 - 5 years</b> | <b>&gt; 5 years</b> | <b>Average effective market yield</b> |
|--------------------------------|--------------------|--------------------|---------------------|---------------------------------------|
| Money market funds             | 100.00 %           | -                  | -                   | 5.69 %                                |
| Government and corporate bonds | 11.42 %            | 62.95 %            | 25.63 %             | 5.51 %                                |
| Canadian mortgage fund         | 25.45 %            | 57.71 %            | 16.84 %             | 6.25 %                                |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**7. Investment in government business enterprise**

The University District Trust ("UDT") subleases land to developers for the commercialization of residential and commercial development. The University is the beneficiary of UDT and will receive distributions from the trust once leases are in place with developers and net proceeds are available.

The following table provides condensed supplementary financial information for the investment in government business enterprise owned by the University as at December 31, 2023. As the fiscal periods of UDT and the University differ, any significant financial transaction that occur during the intervening period are recorded in these financial statements based on the fiscal year of the University. No significant transactions occurred during the intervening period.

**Statement of Financial Position:**

|  | December 31,<br>2023 | December 31,<br>2022 |
|--|----------------------|----------------------|
| <b>Assets</b>                                      |                      |                      |
| Cash   | \$ 905               | \$ 1,282             |
| Accounts receivable                                | 2,654                | 3,146                |
| Deposit  | 6,872                | 4,810                |
| Prepaid expenses                                   | 146                  | 105                  |
| Investment properties                              | 125,337              | 125,543              |
| Capital assets                                     | 1,191                | 1,467                |
| Development costs                                  | 45,261               | 48,777               |
|  | <b>\$ 182,366</b>    | <b>\$ 185,130</b>    |
| <b>Liabilities</b>                                 |                      |                      |
| Accounts payable and accrued liabilities           | \$ 8,840             | \$ 7,084             |
| Land lease payable                                 | 30,183               | 19,357               |
| Deferred revenue                                   | 565                  | 41                   |
| Promissory note                                    | 3,750                | 3,750                |
| Bank indebtedness and current portion of bank loan | 101,480              | 118,589              |
| Bank loan  | 37,117               | 37,791               |
| Security deposits                                  | 567                  | -                    |
| Cost to complete                                   | 12,239               | 9,801                |
|  | <b>\$ 194,741</b>    | <b>\$ 196,413</b>    |
| <b>Equity</b>                                      |                      |                      |
| Deficit  | \$ (12,375)          | \$ (11,283)          |
|  | <b>\$ 182,366</b>    | <b>\$ 185,130</b>    |

**Statement of Operations:**

|                           | December 31,<br>2023 | December 31,<br>2022 |
|---------------------------|----------------------|----------------------|
| Rental revenue            | \$ 10,156            | \$ 7,397             |
| Rental operating expenses | 4,585                | 3,693                |
|                           | <b>\$ 5,571</b>      | <b>\$ 3,704</b>      |
| Land lease revenue        | \$ 37,180            | \$ 8,210             |
| Cost of land lease        | 23,996               | 5,211                |
|                           | <b>\$ 13,184</b>     | <b>\$ 2,999</b>      |
| Expenses                  | \$ 19,848            | \$ 14,270            |
| Net loss                  | \$ (1,093)           | \$ (7,567)           |



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**8. Tangible capital assets and purchased intangibles**

|   | 2024                |  |                       |                  |                     | 2023               |
|---|---------------------|--|-----------------------|------------------|---------------------|--------------------|
|   | Buildings           | Furnishings,<br>equipment<br>and systems | Learning<br>resources | Land             | Total               | Total              |
| <b>Cost</b>                             |                     |  |                       |                  |                     |                    |
| Beginning of year                       | \$ 3,363,801        | \$ 675,289                               | \$ 277,570            | \$ 57,313        | \$ 4,373,973        | \$4,234,676        |
| Acquisitions                            | 71,682              | 62,269                                   | 9,221                 | -                | 143,172             | 152,349            |
| Disposals                               | -                   | (9,966)                                  | (596)                 | -                | (10,562)            | (13,052)           |
|   | \$ 3,435,483        | \$ 727,592                               | \$ 286,195            | \$ 57,313        | \$ 4,506,583        | \$4,373,973        |
| <b>Accumulated amortization</b>         |                     |  |                       |                  |                     |                    |
| Beginning of year                       | \$ 1,451,690        | \$ 537,168                               | \$ 233,930            | \$ -             | \$ 2,222,788        | \$2,072,710        |
| Amortization expense                    | 104,180             | 49,371                                   | 8,848                 | -                | 162,399             | 158,523            |
| Disposals                               | -                   | (9,899)                                  | (596)                 | -                | (10,495)            | (8,445)            |
|   | \$ 1,555,870        | \$ 576,640                               | \$ 242,182            | \$ -             | \$ 2,374,692        | \$2,222,788        |
| <b>Net book value at March 31, 2024</b> | <b>\$ 1,879,613</b> | <b>\$ 150,952</b>                        | <b>\$ 44,013</b>      | <b>\$ 57,313</b> | <b>\$ 2,131,891</b> | <b>\$2,151,185</b> |
| Net book value as at March 31, 2023     | \$ 1,912,111        | \$ 138,121                               | \$ 43,640             | \$ 57,313        | \$ 2,151,185        |                    |

Tangible capital assets include work-in-progress at March 31, 2024 totaling \$81,144 (2023 - \$72,064) comprised of buildings \$65,462 (2023 - \$58,602) and furnishings, equipment and systems \$15,682 (2023 - \$13,462). Work-in-progress is not amortized as the assets are not available for use.

Acquisitions during the year included in-kind contributions (such as land, building, learning resources, equipment and software) in the amount of \$3,987 (2023 - \$12,225).

Learning resources acquisitions include \$8,314 (2023 - \$7,828) of eBooks, a purchased intangible. The net book value of purchased intangibles, included in learning resources, is \$33,836 (2023 - \$26,284).

**9. Employee future benefit liabilities**

Employee future benefit liabilities are comprised of the following:

|                                    | 2024      | 2023      |
|------------------------------------|-----------|-----------|
| Universities Academic Pension Plan | \$ 61,322 | \$ 78,523 |
| Long-term disability               | 3,817     | 4,044     |
| Administrative leave (Note 25)     | 361       | 286       |
| Supplementary retirement plan      | 13,345    | 14,072    |
|                                    | \$ 78,845 | \$ 96,925 |

**(a) Defined benefit plans accounted for on a defined benefit basis**

**UAPP**

The UAPP is a multi-employer contributory joint defined benefit pension plan for academic and professional staff members. An actuarial valuation of the UAPP was carried out as at December 31, 2022 and was then extrapolated to March 31, 2024, resulting in a UAPP deficit of \$10,888 (2023 - \$249,943) consisting of a pre-1992 deficit of \$854,385 (2023 - \$802,039) and a post-1991 surplus of \$843,497 (2023 - \$552,096). The University's portion of the UAPP pre-1992 deficit and post-1991 surplus has been allocated based on its percentage of the plan's total employer contributions for the year.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**9. Employee future benefit liabilities (Continued)**

The unfunded deficiency for service prior to January 1, 1992 is financed by additional contributions of 1.25% (2023 - 1.25%) of salaries by the Government of Alberta. Employees and employers equally share the balance of the contributions of 3.57% (2023 - 3.04%) of salaries until June 30, 2024 and 4.03% (2023 - 3.57%) of salaries thereafter until December 31, 2043 to eliminate the unfunded deficiency. The Government of Alberta's obligation for the future additional contributions was \$195,453 (2023 - \$197,975) at March 31, 2024. Any unfunded deficiency for service after December 31, 1991 is financed by special payments as a percentage of capped salary determined in the funding valuation for the Plan, all shared equally between employees and employer (2023 - 2.50% of pensionable earnings until June 30, 2022, then reducing to 0.00% of salaries thereafter).

**SRP**

The University provides non-contributory defined benefit supplementary retirement benefits to executives. An actuarial valuation of these benefits was carried out as at March 31, 2024.

The expenses and financial position of these defined benefit plans are as follows:

|   | March 31, 2024      |                                     |                    | March 31, 2023      |                                     |                    |
|---|---------------------|-------------------------------------|--------------------|---------------------|-------------------------------------|--------------------|
|   | UAPP                | Long-term disability <sup>(1)</sup> | SRP <sup>(1)</sup> | UAPP                | Long-term disability <sup>(1)</sup> | SRP <sup>(1)</sup> |
| <b>Expenses</b>                           |                     |                                     |                    |                     |                                     |                    |
| Current service cost                      | \$ 35,531           | \$ 562                              | \$ 208             | \$ 41,546           | \$ 746                              | \$ 468             |
| Interest cost                             | 1,321               | 163                                 | 525                | 1,139               | 149                                 | 426                |
| Amortization of net actuarial (gain) loss | (6,005)             | (441)                               | (855)              | (7,456)             | (514)                               | 106                |
| <b>Total expenses</b>                     | <b>\$ 30,847</b>    | <b>\$ 284</b>                       | <b>\$ (122)</b>    | <b>\$ 35,229</b>    | <b>\$ 381</b>                       | <b>\$ 1,000</b>    |
| <b>Financial Position</b>                 |                     |                                     |                    |                     |                                     |                    |
| <b>Accrued benefit obligation:</b>        |                     |                                     |                    |                     |                                     |                    |
| Balance, beginning of year                | \$ 1,098,607        | \$ 4,044                            | \$ 12,037          | \$ 1,209,986        | \$ 4,126                            | \$ 13,110          |
| Current service cost                      | 35,531              | 562                                 | 208                | 41,546              | 746                                 | 468                |
| Interest cost                             | 69,716              | 163                                 | 525                | 62,377              | 149                                 | 426                |
| Benefits paid                             | (55,063)            | (511)                               | (606)              | (56,890)            | (463)                               | (527)              |
| Actuarial loss (gain)                     | 28,936              | (441)                               | (267)              | (158,412)           | (514)                               | (1,440)            |
| <b>Balance, end of year</b>               | <b>\$ 1,177,727</b> | <b>\$ 3,817</b>                     | <b>\$ 11,897</b>   | <b>\$ 1,098,607</b> | <b>\$ 4,044</b>                     | <b>\$ 12,037</b>   |
| Plan assets                               | 1,211,791           | -                                   | -                  | 1,089,137           | -                                   | -                  |
| <b>Plan surplus (deficit)</b>             | <b>\$ 34,064</b>    | <b>\$ (3,817)</b>                   | <b>\$ (11,897)</b> | <b>\$ (9,470)</b>   | <b>\$ (4,044)</b>                   | <b>\$ (12,037)</b> |
| Unamortized net actuarial gain            | \$ (95,386)         | \$ -                                | \$ (1,448)         | \$ (69,053)         | \$ -                                | \$ (2,035)         |
| <b>Accrued benefit liability</b>          | <b>\$ (61,322)</b>  | <b>\$ (3,817)</b>                   | <b>\$ (13,345)</b> | <b>\$ (78,523)</b>  | <b>\$ (4,044)</b>                   | <b>\$ (14,072)</b> |

<sup>(1)</sup> The University plans to use its working capital to finance these future obligations.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**9. Employee future benefit liabilities (Continued)**

The significant actuarial assumptions used to measure the accrued benefit obligation are as follows:

|  | March 31, 2024 |                      |          | March 31, 2023 |                      |          |
|--|----------------|----------------------|----------|----------------|----------------------|----------|
|  | UAPP           | Long-term disability | SRP      | UAPP           | Long-term disability | SRP      |
| <b>Accrued benefit obligation:</b>       |                |                      |          |                |                      |          |
| Discount rate                            | 6.20 %         | 4.90 %               | 4.90 %   | 6.30 %         | 4.30 %               | 4.40 %   |
| Long-term average compensation increase  | 3.00 %         | n/a                  | 2.00 %   | 3.00 %         | n/a                  | 2.00 %   |
| <b>Benefit cost:</b>                     |                |                      |          |                |                      |          |
| Discount rate                            | 6.30 %         | 4.90 %               | 4.40 %   | 5.10 %         | 4.30 %               | 3.20 %   |
| Long-term average compensation increase  | 3.00 %         | n/a                  | 2.00 %   | 3.00 %         | n/a                  | 2.00 %   |
| Alberta inflation                        | (Note 1)       | n/a                  | (Note 2) | (Note 3)       | n/a                  | (Note 4) |
| Estimated average remaining service life | 11.5 yrs       | 7.03 yrs             | 3 yrs    | 11.5 yrs       | 6.5 yrs              | 3 yrs    |

Note 1: 2.5% for 2024 and 2025 and 2.0% per annum thereafter

Note 2: 2.5% for 2025 and 2.0% per annum thereafter

Note 3: 3.5% for 2023, 2.5% for 2024 and 2025 and 2.0% per annum thereafter

Note 4: 2.5% for 2024 and 2025; then 2.0% thereafter

**(b) Defined benefit plans accounted for on a defined contribution basis**

**PSPP**

PSPP is a multi-employer contributory defined benefit pension plan for support staff members. As the University does not have sufficient information to follow the accounting standards for defined benefit plans, PSPP is accounted for on a defined contribution basis. The pension expense recorded in these consolidated financial statements is \$18,930 (2023 - \$19,704).

An actuarial valuation of the PSPP was carried out as at December 31, 2021 and was then extrapolated to December 31, 2023. At December 31, 2023, the PSPP reported an actuarial surplus of \$4,542,500 (2022 - \$4,258,721). For the year ended December 31, 2023, PSPP reported employer contributions of \$260,539 (2022 - \$287,703) and employee contributions of \$261,278 (2022 - \$283,081). For the 2023 calendar year, the University's employer contributions were \$18,473 (2022 - \$20,232).

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**10. Debt**

Debt is measured at amortized cost and is comprised of the following:

|   | Collateral | Maturity date | Interest rate % | 2024              | 2023              |
|---|------------|---------------|-----------------|-------------------|-------------------|
| Debtures payable to the Department of Treasury Board and Finance:                   |            |               |                 |                   |                   |
| Debenture for Cascade Hall  | (1)        | May 2025      | 6.25%           | \$ 2,414          | \$ 3,517          |
| Debenture for Residences  | (1)        | December 2038 | 3.90%           | 62,125            | 65,125            |
| Debenture for International Residence House   | (1)        | June 2039     | 5.10%           | 20,592            | 21,447            |
| Debenture for Phase VI Residence  | (1)        | March 2040    | 4.73%           | 42,582            | 44,330            |
| Mortgage payable:   |            |               |                 |                   |                   |
| Mortgage for University Innovation Quarter Trust<br>Alastair Ross Technology Centre | (2)        | December 2026 | 3.28%           | 16,957            | 17,406            |
| Bank loans payable:   |            |               |                 |                   |                   |
| Demand loan for Western Canadian Universities<br>Marine Sciences Society            | (3)        | April 2026    | 3.49%           | 170               | 170               |
| Demand loan for Western Canadian Universities<br>Marine Sciences Society            | (3)        | June 2027     | 5.15%           | 62                | 62                |
|   |            |               |                 | <b>\$ 144,902</b> | <b>\$ 152,057</b> |
| Obligations under capital leases  |            |               |                 | <b>\$ 111</b>     | <b>\$ 343</b>     |
|   |            |               |                 | <b>\$ 145,013</b> | <b>\$ 152,400</b> |

(1) General security agreement

(2) Secured by a demand collateral leasehold mortgage over UIQT's interest in all lands, in addition to a general security agreement

(3) None

Interest expense on debt recorded in these consolidated statements is \$6,456 (2023 - \$6,503) of which \$ nil (2023 - \$ nil) was capitalized. Principal and interest repayments are as follows:

|            | Principal | Interest          | Total             |
|------------|-----------|-------------------|-------------------|
| 2025       | \$ 7,813  | \$ 6,130          | \$ 13,943         |
| 2026       | 7,926     | 5,776             | 13,702            |
| 2027       | 6,918     | 5,411             | 12,329            |
| 2028       | 7,212     | 5,113             | 12,325            |
| 2029       | 7,523     | 4,802             | 12,325            |
| Thereafter | 107,621   | 28,713            | 136,334           |
|            |           | <b>\$ 145,013</b> | <b>\$ 200,958</b> |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**11. Deferred revenue**

|  | 2024   |   |                   |
|--|--|---|-------------------|
|  | Unspent externally<br>restricted grants and<br>donations | Student tuition,<br>fees and other<br>revenue | Total             |
| Balance, beginning of year                       | \$ 783,126   | \$ 31,842                                     | \$ 814,968        |
| Grants, tuition and other donations received     | 664,207  | 447,389                                       | 1,111,596         |
| Investment income                                | 56,916   | -   | 56,916            |
| Transfer to spent deferred capital contributions | (92,909)   | -   | (92,909)          |
| Recognized as revenue                            | (556,666)  | (415,153)                                     | (971,819)         |
|  | <b>\$ 854,674</b>  | <b>\$ 64,078</b>                              | <b>\$ 918,752</b> |

  

|  | 2023   |   |                   |
|--|--|---|-------------------|
|  | Unspent externally<br>restricted grants and<br>donations | Student tuition,<br>fees and other<br>revenue | Total             |
| Balance, beginning of year                       | \$ 712,697   | \$ 31,665                                     | \$ 744,362        |
| Grants, tuition and other donations received     | 573,325  | 358,519                                       | 931,844           |
| Investment income                                | 48,833   | -   | 48,833            |
| Transfer to spent deferred capital contributions | (66,556)   | -   | (66,556)          |
| Recognized as revenue                            | (485,173)  | (358,342)                                     | (843,515)         |
|  | <b>\$ 783,126</b>  | <b>\$ 31,842</b>                              | <b>\$ 814,968</b> |

**12. Spent deferred capital contributions**

Spent deferred capital contributions are comprised of externally restricted grants and donations spent on tangible capital assets and purchased intangible acquisitions (not yet recognized as revenue).

|  | 2024                | 2023                |
|--|---------------------|---------------------|
| Balance, beginning of year                                       | \$ 1,414,016        | \$ 1,446,574        |
| Transfer from unspent externally restricted grants and donations | 92,909              | 66,556              |
| Expended capital contributions recognized as revenue             | (103,242)           | (99,114)            |
|  | <b>\$ 1,403,683</b> | <b>\$ 1,414,016</b> |

**13. Asset retirement obligations**

|                            | 2024             | 2023             |
|----------------------------|------------------|------------------|
| Balance, beginning of year | \$ 74,782        | \$ 76,516        |
| Liability incurred         | 587              | -                |
| Liability settled          | -                | (1,734)          |
| Revision in estimates      | 1,130            | -                |
|                            | <b>\$ 76,499</b> | <b>\$ 74,782</b> |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**13. Asset retirement obligations (Continued)**

Tangible capital assets with associated retirement obligations include buildings, equipment, and leasehold improvements. The University has asset retirement obligations to remove hazardous asbestos fibre containing materials from various buildings under its control totalling \$73,575 (2023 - \$72,389). Regulations require the University to handle and dispose of the asbestos in a prescribed manner when it is disturbed, such as when the building undergoes renovations or is demolished. Although timing of the asbestos removal is conditional on the building undergoing renovations or being demolished, regulations create an existing obligation for the University to remove the asbestos when asset retirement activities occur.

Asset retirement obligations are initially measured as of the later of acquisition or the date of legislation, based on management's best estimate of the amount required to retire tangible capital assets and subsequently re-measured taking into account any new information and the appropriateness of assumptions used. The estimate of the liability is based on existing agreements, contracts, previous experience, third party quotes, legislation and professional judgement. The University estimated the nature and extent of hazardous asbestos fibre containing materials in its buildings based on the building square footage affected, material quantities and various units rates of asbestos containing materials to remove and dispose of the hazardous materials. The University has measured asset retirement obligations related to asbestos at its current value due to the uncertainty about when the hazardous materials would be removed.

**14. Net assets**

|  | 2024             |   |                          |                     |                     | 2023                |
|--|------------------|---|--------------------------|---------------------|---------------------|---------------------|
|  | Unrestricted     | Investment<br>in capital<br>assets <sup>(1) (2)</sup> | Internally<br>restricted | Endowments          | Total               | Total               |
| <b>Net assets, beginning of year</b>                         | \$ 72,020        | \$ 511,721  | \$ 208,808               | \$ 1,189,628        | \$ 1,982,177        | \$ 1,924,061        |
| <b>Annual operating surplus</b>                              | 52,552           | -   | -                        | -                   | 52,552              | 27,350              |
| <b>Transfer to internally restricted net of expenditures</b> | (34,264)         | -   | 34,264                   | -                   | -                   | -                   |
| <b>Endowment</b>   |                  |   |                          |                     |                     |                     |
| New contributions  | -                | -   | -                        | 19,260              | 19,260              | 37,441              |
| Capitalized investment income                                | -                | -   | -                        | 2,571               | 2,571               | 9,207               |
| <b>Tangible capital assets and purchased intangibles</b>     |                  |   |                          |                     |                     |                     |
| Acquisitions   | (18,157)         | 48,754  | (30,597)                 | -                   | -                   | -                   |
| Amortization   | 59,224           | (59,224)  | -                        | -                   | -                   | -                   |
| Debt repayment   | (7,386)          | 7,386   | -                        | -                   | -                   | -                   |
| Debt new financing   | -                | -   | -                        | -                   | -                   | -                   |
| Increase in asset retirement obligations                     | 1,717            | (1,717)   | -                        | -                   | -                   | -                   |
| <b>Change in accumulated remeasurement gains</b>             | 27,897           | -   | -                        | 116,964             | 144,861             | (15,882)            |
| <b>Net assets at March 31, 2024</b>                          | <b>\$153,603</b> | <b>\$ 506,920</b>                                     | <b>\$ 212,475</b>        | <b>\$ 1,328,423</b> | <b>\$ 2,201,421</b> | <b>\$ 1,982,177</b> |
| <b>Net assets is comprised of:</b>                           |                  |   |                          |                     |                     |                     |
| Accumulated surplus  | \$ 126,082       | \$ 506,920  | \$ 212,475               | \$ 1,009,885        | \$ 1,855,362        | \$ 1,780,979        |
| Accumulated remeasurement gains                              | 27,521           | -   | -                        | 318,538             | 346,059             | 201,198             |
| <b>Net assets at March 31, 2024</b>                          | <b>\$153,603</b> | <b>\$ 506,920</b>                                     | <b>\$ 212,475</b>        | <b>\$ 1,328,423</b> | <b>\$ 2,201,421</b> | <b>\$ 1,982,177</b> |

(1) Includes Investment in tangible capital assets and purchased intangibles.

(2) The University's closing net assets invested in capital assets is reduced by the University's asset retirement obligations of \$76,275 (2023 - \$74,690), asset retirement obligations related to tangible capital assets no longer in productive use has reduced unrestricted net assets by \$224 (2023 - \$92). A funding source for this obligation has not been determined.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**14. Net assets (Continued)**

**Endowments**

During fiscal 2023, the University received a legacy gift comprising of land, art, and coins valued at \$17,267. A portion of the legacy gift, in the amount of \$13,250, was recognized as endowment contributions. During fiscal 2024, a portion of the art was sold and \$12,399 is remaining within endowments related to the legacy gift of land, art and coins. The land will be used for several years per a crop sharing agreement with the eventual expectation the land will be sold, while the art and coins are currently held for sale. All proceeds related to sale of the donated land, art, and coins will be allocated to the legacy gift.

**Internally Restricted Net Assets**

Internally restricted net assets represent amounts set aside by the University's Board of Governors for strategic initiatives to fund capital construction projects on campus. Those amounts are not available for other major capital purposes without the approval of the Board.

**15. Contingent assets**

As of March 31, 2024, the University is a defendant in a number of legal proceedings arising in the normal course of business and has insurance to recover any possible legal settlement. The future receipt of these assets is dependent on the outcome of the contingent liability occurring. These contingent assets are not recorded in the consolidated financial statements.

**16. Contingent liabilities**

As of March 31, 2024, the University is a defendant in a number of legal proceedings arising in the normal course of business. While the ultimate outcome and liability of these proceedings cannot be reasonably estimated at this time, the University believes that any settlement will not have a material adverse effect on the financial position or the results of operations of the University. For proceedings for which the outcome of these actions is not determinable as of March 31, 2024, no provision has been made in these financial statements for any liability that may result.

The University is one of 21 members of Tri-University Meson Facility (TRIUMF), Canada's particle accelerator centre. The Membership Agreement includes a Decommissioning Plan to render the lands to a greenfield site. Each member is equally responsible for any unfunded decommissioning costs in the event that TRIUMF terminates its operations. The University's estimated portion of the unfunded decommissioning costs cannot be reasonably estimated at this time. The liability is not recorded in the financial statements.

**17. Contractual rights**

Contractual rights are rights of the University to economic resources arising from contracts or agreements that will result in both assets and revenues in the future when the terms of those contracts or agreements are met.

Estimated amounts that will be received or receivable for each of the next five years and thereafter are as follows:

|                       | Operating leases |               | Other contracts |              | Total            |
|-----------------------|------------------|---------------|-----------------|--------------|------------------|
| 2025                  | \$               | 6,363         | \$              | 6,913        | \$ 13,276        |
| 2026                  |                  | 4,871         |                 | 1,330        | 6,201            |
| 2027                  |                  | 4,002         |                 | 690          | 4,692            |
| 2028                  |                  | 2,693         |                 | 301          | 2,994            |
| 2029                  |                  | 1,404         |                 | 157          | 1,561            |
| Thereafter            |                  | 23,530        |                 | 175          | 23,705           |
| <b>March 31, 2024</b> | <b>\$</b>        | <b>42,863</b> | <b>\$</b>       | <b>9,566</b> | <b>\$ 52,429</b> |
| March 31, 2023        | \$               | 43,469        | \$              | 9,619        | \$ 53,088        |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**18. Contractual obligations**

The University has contractual obligations which are commitments that will become liabilities in the future when the terms of the contracts or agreements are met.

The estimated aggregate amount payable for the unexpired terms of these contractual obligations are as follows:

|                       | Service contracts | Capital projects | Long-term leases | Other             | Total             |
|-----------------------|-------------------|------------------|------------------|-------------------|-------------------|
| 2025                  | \$ 67,357         | \$ 53,784        | \$ 5,625         | \$ 186,987        | \$ 313,753        |
| 2026                  | 2,344             | 8,073            | 5,660            | -                 | 16,077            |
| 2027                  | 1,630             | -                | 5,585            | -                 | 7,215             |
| 2028                  | 853               | -                | 5,590            | -                 | 6,443             |
| 2029                  | -                 | -                | 5,451            | -                 | 5,451             |
| Thereafter            | -                 | -                | 7,478            | -                 | 7,478             |
| <b>March 31, 2024</b> | <b>\$ 72,184</b>  | <b>\$ 61,857</b> | <b>\$ 35,389</b> | <b>\$ 186,987</b> | <b>\$ 356,417</b> |
| March 31, 2023        | \$ 150,082        | \$ 30,753        | \$ 39,853        | \$ 182,932        | \$ 403,620        |

The University is one of 79 members of CURIE, the Canadian Universities Reciprocal Insurance Exchange, a self-insurance reciprocal established to share the insurable property, liability, and errors and omissions risks of member universities. The projected cost of claims against the exchange is based on actuarial projections and is funded through members' premiums.

Effective January 1, 2023, CURIE adopted IFRS 17, *Insurance Contracts* and IFRS 9, *Financial Instruments*. These standards have brought significant changes to the accounting for insurance and reinsurance contracts and financial instruments. As a result, CURIE has restated certain comparative amounts. Prior to restatement, for December 31, 2022, CURIE reported a surplus of \$13,463, and a total comprehensive loss of \$3,628. As a result of adopting IFRS 9 and 17 the total comprehensive loss for 2022 has been restated from \$3,628 to \$2,098. Similarly, the accumulated surplus for 2022 has been restated from \$97,444 to \$99,851. For 2023, reported total comprehensive income is \$10,899 with an accumulated surplus of \$107,548, of which the University's pro rata share is approximately 5.80% (2022 - 5.96%) on the eight underwriting periods in which it participates. This surplus is not recorded in the financial statements.

The \$186,987 (2023 - \$182,932) balance in other contractual obligations includes alternative investments capital call commitments.

**19. Budget comparison**

Budgeted figures have been provided for comparison purposes and have been derived from the University's budget as approved by the Board of Governors and submitted to the Minister of Advanced Education.

**20. Investment income**

|   | 2024       | 2023      |
|---|------------|-----------|
| Portfolio investments - restricted for endowments | \$ 50,309  | \$ 52,173 |
| Portfolio investments - non-endowment             | 70,591     | 37,700    |
|   | \$ 120,900 | \$ 89,873 |
| Endowment capitalized investment income           | (2,571)    | (9,207)   |
|   | \$ 118,329 | \$ 80,666 |



**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**21. Expense by object**

|   | 2024<br>Budget<br>(Note 19) | <b>2024</b>         | 2023                |
|---|-----------------------------|---------------------|---------------------|
| Salaries  | \$ 764,409                  | <b>\$ 746,436</b>   | \$ 707,161          |
| Employee benefits   | 143,514                     | <b>124,761</b>      | 127,227             |
| Materials, supplies and services                                  | 351,941                     | <b>387,084</b>      | 320,708             |
| Utilities   | 34,482                      | <b>34,228</b>       | 36,367              |
| Maintenance and repairs   | 18,611                      | <b>18,997</b>       | 17,801              |
| Scholarships and bursaries  | 127,276                     | <b>131,327</b>      | 127,197             |
| Cost of goods sold  | 14,386                      | <b>16,491</b>       | 14,921              |
| Amortization of tangible capital assets and purchased intangibles | 172,559                     | <b>162,399</b>      | 158,523             |
|   | <b>\$ 1,627,178</b>         | <b>\$ 1,621,723</b> | <b>\$ 1,509,905</b> |

**22. Funds held on behalf of others**

The University holds the following funds on behalf of others over which the University's Board of Governors has no power of appropriation. Accordingly, these funds are not included in the University's consolidated financial statements.

|                                     | 2024             | 2023             |
|-------------------------------------|------------------|------------------|
| University of Calgary Medical Group | <b>\$ 9,109</b>  | \$ 10,479        |
| Alberta Gambling Research Institute | <b>1,171</b>     | 656              |
| Alberta Sulphur Research            | <b>226</b>       | 154              |
| Health Knowledge Network            | <b>87</b>        | 131              |
| Others                              | <b>33</b>        | 314              |
|                                     | <b>\$ 10,626</b> | <b>\$ 11,734</b> |

**23. Related parties**

The University is a related party to organizations within the Government of Alberta reporting entity. Key management personnel and Board of Governors and close family members are also considered related parties. The University may enter into transactions with these entities and individuals in the normal course of operations and on normal terms.

The University has debt with the Department of Treasury Board and Finance as described in Note 10.

During the year, the University provided and received the following at nominal or reduced amounts:

- The University operates its Spy Hill Campus on land leased from the Alberta Ministry of Infrastructure under a 42 year lease agreement. The University of Calgary has occupied the 131 acre Spy Hill Campus since 1972 and is charged a nominal annual amount.
- The University's Biogeoscience Institute is a leading field research station that operates in the Kananaskis Provincial Park in Alberta. By maintaining the site and being responsible for all costs, the University occupies the research station at nominal charge from the Alberta Ministry of Environment and Parks.
- The University has integrated programs and research activities with Alberta Health Services ("AHS"). As part of the collaborative environment with AHS and the close proximity of the University to Foothills Hospital and the Alberta Children's Hospital, the University leases 72,900 square feet of space to AHS at amounts covering operating costs.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**24. Government transfers**

The University operates under the authority and statutes of the Province of Alberta. Transactions and balances between the University and the Government of Alberta ("GOA") are measured at the exchange amount and summarized below.

|   | 2024              | 2023              |
|---|-------------------|-------------------|
| Grants from GOA   |                   |                   |
| Advanced Education:   |                   |                   |
| Operating   | \$ 384,841        | \$ 384,841        |
| Capital   | 51,211            | 32,392            |
| Research  | 9,253             | 12,417            |
| Other   | 39,130            | 28,000            |
| <b>Total Advanced Education</b>                                 | <b>\$ 484,435</b> | <b>\$ 457,650</b> |
| <b>Other post-secondary institutions</b>                        | <b>\$ 3,383</b>   | <b>\$ 3,720</b>   |
| Other GOA departments and agencies:                             |                   |                   |
| Alberta Health  | \$ 80,196         | \$ 76,738         |
| Other   | 60,212            | 50,330            |
| <b>Total other GOA departments and agencies</b>                 | <b>\$ 140,408</b> | <b>\$ 127,068</b> |
| <b>Total contributions received</b>                             | <b>\$ 628,226</b> | <b>\$ 588,438</b> |
| Restricted expended capital contributions recognized as revenue | 73,704            | 71,452            |
| Less: amounts received for endowment                            | (5,000)           | -                 |
| Less: deferred revenue  | (78,247)          | (58,400)          |
| <b>Government of Alberta grants</b>                             | <b>\$ 618,683</b> | <b>\$ 601,490</b> |
| Federal and other government grants                             |                   |                   |
| Contributions received  | \$ 260,981        | \$ 235,771        |
| Restricted expended capital contributions recognized as revenue | 14,392            | 13,737            |
| Less: deferred revenue  | (45,902)          | (45,179)          |
| <b>Federal and other government grants</b>                      | <b>\$ 229,471</b> | <b>\$ 204,329</b> |

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**25. Salary and employee benefits**

|  | <b>2024</b>                           |   |   |              |
|--|---------------------------------------|---|---|--------------|
|  | <b>Base<br/>salary <sup>(1)</sup></b> | <b>Other cash<br/>benefits <sup>(2)</sup></b> | <b>Other<br/>non-cash<br/>benefits <sup>(3) (4)</sup></b> | <b>Total</b> |
| <b>Governance <sup>(5)</sup></b>                   |                                       |   |   |              |
| Chair of the Board of Governors                    | \$ -                                  | \$ -  | \$ -  | \$ -         |
| Members of the Board of Governors                  | -                                     | -   | -   | -            |
| Chancellor honorarium                              | -                                     | -   | -   | -            |
| <b>Executive</b>                                   |                                       |   |   |              |
| President <sup>(6)(7)</sup>                        | 450                                   | 55  | 110   | 615          |
| Vice-Presidents:                                   |                                       |   |   |              |
| Provost and Vice President Academic                |                                       |   |   |              |
| Interim Incumbent <sup>(8)</sup>                   | 350                                   | -   | 6   | 356          |
| Vice President Advancement                         | 325                                   | -   | 77  | 402          |
| Vice President Finance and Chief Financial Officer | 330                                   | -   | 82  | 412          |
| Vice President Services                            | 316                                   | -   | 73  | 389          |
| Vice President Research                            | 235                                   | 50  | 53  | 338          |

|  | <b>2023</b>                           |   |   |              |
|--|---------------------------------------|---|---|--------------|
|  | <b>Base<br/>salary <sup>(1)</sup></b> | <b>Other cash<br/>benefits <sup>(2)</sup></b> | <b>Other<br/>non-cash<br/>benefits <sup>(3) (4)</sup></b> | <b>Total</b> |
| <b>Governance <sup>(5)</sup></b>                                   |                                       |   |   |              |
| Chair of the Board of Governors                                    | \$ -                                  | \$ -  | \$ -  | \$ -         |
| Members of the Board of Governors                                  | -                                     | -   | -   | -            |
| Chancellor honorarium  | -                                     | -   | -   | -            |
| <b>Executive</b>   |                                       |   |   |              |
| President <sup>(6)(7)</sup>  | 447                                   | 53  | 95  | 595          |
| Vice-Presidents:   |                                       |   |   |              |
| Provost and Vice President Academic                                |                                       |   |   |              |
| Incumbent <sup>(8)</sup>   | 216                                   | -   | 4   | 220          |
| Past Incumbent <sup>(9)</sup>                                      | 143                                   | 401   | 138   | 682          |
| Vice President Advancement   | 320                                   | -   | 89  | 409          |
| Vice President Finance and Chief Financial Officer <sup>(10)</sup> | 319                                   | -   | 90  | 409          |
| Vice President Services <sup>(11)</sup>                            | 304                                   | -   | 81  | 385          |
| Vice President Research  | 235                                   | 50  | 58  | 343          |

1. Base salary includes pensionable base pay.
2. Other cash benefits include vacation payouts, administrative honorariums, stipends, executive allowances, lump sum payments, retirement allowance, and administrative leave. No bonuses were paid in fiscal year 2024 and 2023.
3. Other non-cash benefits include the University's share of all employee benefits and contributions or payments made on behalf of employees including pension, group life insurance, employee family assistance program, critical illness, supplementary health care, short and long-term disability plan, supplementary retirement plan (per footnote (4)), administrative leave, professional memberships, accidental disability and dismemberment.

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED MARCH 31, 2024  
(in thousands)**



**25. Salary and employee benefits (Continued)**

4. Under the terms of the supplementary retirement plan ("SRP"), the executive may receive supplemental retirement payments. Retirement arrangement costs as detailed are not cash payments in the period but are period expenses for rights to future compensation. Costs shown reflect the total estimated cost to provide annual pension income over an actuarially determined post employment period. The SRP provides future pension benefits to participants based on years of service and earnings. The cost of these benefits is actuarially determined using the projected benefit method prorated on services, a market interest rate, and management's best estimate of other assumptions. Net actuarial gains and losses of the benefit obligations are amortized over the expected remaining service life of each plan participant. Current service cost is the actuarial present value of the benefits earned in the current year. The components of the cost of the SRP include current service cost, amortization of actuarial gains and losses, past service costs on plan initiation, and interest accruing on the actuarial liability.
5. The Chair and Members of the Board of Governors receive no remuneration for participation on the Board.
6. The individual in this role received a vehicle allowance, pension allowance and supplemental pension allowance included in other cash benefits.
7. The individual in this role earned future administrative leave benefits during the year that have been included in other non-cash benefits.
8. The Provost and Vice President Academic interim incumbent occupied the position as of August 11, 2022.
9. During the prior fiscal year, the Provost and Vice President Academic past incumbent position was occupied until August 8, 2022. This position received a retiring allowance of \$181 and administrative leave of \$142, which are included in other cash benefits. Benefits that were part of the separation agreement, of \$25, included in other non-cash benefits were the employee's current benefit entitlements which were being maintained, and technology equipment valued at \$2. The administrative leave ended August 8, 2023 and had a remaining payable balance of \$78 included in other cash benefits and benefits of \$11 included in other non-cash benefits.
10. During the prior fiscal year, the Vice President Finance interim incumbent position was occupied until April 17, 2022. On April 18, 2022 the employee in the interim incumbent position was appointed Vice President Finance and Chief Financial Officer incumbent position.
11. During the prior fiscal year, the Vice President Services interim incumbent position was occupied until April 17, 2022. On April 18, 2022 the employee in the interim incumbent position was appointed Vice President Services incumbent position.

The current service cost and accrued obligation for each executive under the SRP is outlined in the following table:

|  | Accrued benefit obligation<br>March 31,<br>2023 | Service costs | Interest costs | Actuarial (gain) loss | Benefits paid | Accrued benefit obligation<br>March 31,<br>2024 |
|--|---|---------------|----------------|-----------------------|---------------|---|
| President  | \$ 992  | \$ 48         | \$ 46          | \$ 162                | \$ (16)       | \$ 1,232  |
| Vice-Presidents:                                   |   |               |                |                       |               |   |
| Vice President Advancement                         | 45  | 39            | 4              | (3)                   | -             | 85  |
| Vice President Finance and Chief Financial Officer | 38  | 39            | 3              | 1                     | -             | 81  |
| Vice President Services                            | 30  | 32            | 3              | 1                     | -             | 66  |
| Vice President Research                            | 42  | 14            | 2              | (6)                   | -             | 52  |

The significant actuarial assumptions used to measure the accrued benefit obligation are disclosed in Note 9.

The current service cost and accrued obligation for the President's Administrative Leave is outlined in the following table:

|                      | Accrued benefit obligation<br>March 31, 2023 | Service costs | Interest costs | Actuarial gain | Benefits paid | Accrued benefit obligation<br>March 31,<br>2024 |
|----------------------|--|---------------|----------------|----------------|---------------|---|
| Administrative Leave | \$ 286                                       | \$ 67         | \$ 15          | \$ (7)         | \$ -          | \$ 361  |

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**25. Salary and employee benefits (Continued)**

The significant actuarial assumptions used to measure the accrued benefit obligation for the Administrative Leave are based on a discount rate of 4.9% (2023 – 4.3%) and a yearly salary increase rate of 0% (2023 - 0%). An administrative leave benefit loading rate of 20% is applied to the President.

**26. Comparative figures**

Certain comparative figures have been reclassified to confirm with current year presentation.



# UNIVERSITY OF CALGARY

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