Grant Thornton

Consolidated Financial Statements

British Columbia Institute of Technology

March 31, 2018

Contents

BRITISH COLUMBIA
INSTITUTE OF TECHNOLOGY
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Burnaby, British Columbia
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bcit.ca

Management's Report

Management's responsibility for the consolidated financial statements

The consolidated financial statements have been prepared by management of British Columbia Institute of Technology (the "Institute") in accordance with the accounting requirements of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia, and the integrity and objectivity of these statements are management's responsibility. Management is also responsible for all of the notes to the consolidated financial statements, and for ensuring that this information is consistent, where appropriate, with the information contained in the consolidated financial statements. A summary of the significant accounting policies are described in Note 2 to the consolidated financial statements. The preparation of consolidated financial statements necessarily involves the use of estimates based on management's judgment, particularly when transactions affecting the current accounting period cannot be finalized with certainty until future periods.

Management is also responsible for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced. The internal controls are designed to provide reasonable assurance that assets are safeguarded, transactions are properly authorized and recorded in compliance with legislative and regulatory requirements, and reliable financial information is available on a timely basis for preparation of the consolidated financial statements.

The Board of Governors is responsible for ensuring that management fulfils its responsibilities for financial reporting and internal control and exercise this responsibility through the Audit and Finance Committee of the Board.

The external auditors, Grant Thornton LLP, conduct an independent examination, in accordance with Canadian auditing standards, and express their opinion on the consolidated financial statements. The external auditors have full and free access to financial management of the Institute and meet when required. The accompanying Independent auditor's report outlines their responsibilities, the scope of their examination and their opinion on the consolidated financial statements.

On behalf of the Institute:

Kathy Kinloch.

Ms. Kathy Kinloch
President

Mr. Lorcan O'Melinn
Vice President, Administration and CFO

Independent Auditor's Report

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To the Board of Governors of
British Columbia Institute of Technology
To the Minister of Advanced Education of
the Province of British Columbia

We have audited the accompanying consolidated financial statements of British Columbia Institute of Technology (the "Institute"), which comprise the consolidated statement of financial position as at March 31, 2018 and the consolidated statements of operations and accumulated surplus, remeasurement gains, changes in net debt, and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the consolidated financial statements

Management is responsible for the preparation of these consolidated financial statements in accordance with the accounting requirements of Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Institute's preparation of the consolidated financial statements 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 Institute's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of the Institute for the year ended March 31, 2018 are prepared, in all material respects, in accordance with Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia.

Emphasis of matter

Without modifying our opinion, we draw attention to Note 2 to the consolidated financial statements, which describes the basis of accounting and the significant differences between such basis of accounting and Canadian public sector accounting standards.

Grant Thornton LLP

Vancouver, Canada
May 29, 2018

Chartered Professional Accountants

British Columbia Institute of Technology
Consolidated Statement of Financial Position

(in thousands of dollars)

March 31		2018		2017
Financial assets				
Cash and cash equivalents	**$**	**75,621**	$	56,158
Accounts receivable (Note 3)		**6,744**		5,165
Inventories for resale		**1,581**		1,839
Due from government and other government organizations (Note 4)		**8,250**		7,806
Portfolio investments (Note 5)		**8,813**		8,496
Debt sinking funds (Note 6)		**5,111**		4,796
Investments in government business enterprises and partnerships (Note 7)		**9,413**		19,613
		115,533		103,873
Liabilities				
Accounts payable and accrued liabilities (Note 8)		**23,431**		18,312
Due to government and other government organizations (Note 4)		**5,217**		4,920
Employee future benefits (Note 9)		**25,819**		24,205
Deferred tuition fees		**30,447**		29,185
Deferred revenue - other		**6,376**		6,245
Deferred contributions (Note 10)		**26,988**		23,498
Deferred capital contributions (Note 11)		**226,510**		213,323
Asset retirement obligation (Note 12)		**17,309**		16,392
Debt (Note 13)		**56,822**		57,068
Obligations under capital lease (Note 14)		**19,687**		20,783
		438,606		413,931
Net debt		**(323,073)**		(310,058)
Non-financial assets				
Tangible capital assets (Note 15)		**418,050**		399,190
Endowment investments (Note 5 and 16)		**24,668**		23,925
Inventories held for use		**242**		170
Prepaid expenses		**839**		529
		443,799		423,814
Accumulated surplus	**$**	**120,726**	$	113,756
Accumulated surplus is comprised of:				
Accumulated operating surplus	**$**	**118,681**	$	111,060
Accumulated remeasurement gains		**2,045**		2,696
	$	**120,726**	$	113,756

Contingencies (Note 17)

On behalf of the Board

Governor

Governor

See accompanying notes to the consolidated financial statements.

British Columbia Institute of Technology
Consolidated Statement of Operations and Accumulated Surplus

(in thousands of dollars)

Year ended March 31	Budget	**2018**	2017
Revenue			
Province of British Columbia grants	$ 140,082	**$ 135,853**	$ 132,674
Government of Canada grants	-	**177**	282
Tuition fees	115,181	**122,249**	116,288
Sales and ancillary revenue	12,742	**13,000**	12,837
Industry services	10,141	**10,018**	9,528
Facilities rental, cost recoveries and other income	7,911	**6,064**	4,505
Investment income	2,000	**3,425**	2,138
Gifts and donations	1,333	**2,215**	2,141
Income from government business enterprises and partnerships (Note 7)	-	**3,893**	2,673
Amortization of deferred contributions (Note 10)	6,203	**14,788**	13,645
Amortization of deferred capital contributions (Note 11)	11,440	**13,080**	13,764
	307,033	**324,762**	310,475
Expenses (Note 20)			
Academic and student support	44,047	**45,337**	43,687
Administrative support	57,710	**56,108**	52,674
Ancillary	9,908	**12,123**	11,626
Instruction	186,848	**189,746**	180,515
Externally funded and related entities	8,520	**14,570**	15,712
	307,033	**317,884**	304,214
Operating surplus before endowment contributions	-	**6,878**	6,261
Endowment contributions	-	**743**	696
Operating surplus	$ -	**7,621**	6,957
Accumulated operating surplus, beginning of year		**111,060**	104,103
Accumulated operating surplus, end of year		**$ 118,681**	$ 111,060

See accompanying notes to the consolidated financial statements.

British Columbia Institute of Technology
Consolidated Statement of Remeasurement Gains

(in thousands of dollars)

Year ended March 31		**2018**		2017
Other comprehensive income from government business enterprises and partnerships	**$**	**31**	$	527
Unrealized (losses) gains		**(451)**		1,760
Realized losses on investment, reclassified to statement of operations		**(231)**		(153)
Net remeasurement (losses) gains		**(651)**		2,134
Accumulated remeasurement gains, beginning of year		**2,696**		562
Accumulated remeasurement gains, end of year	**$**	**2,045**	$	2,696

See accompanying notes to the consolidated financial statements.

British Columbia Institute of Technology
Consolidated Statement of Changes in Net Debt

(in thousands of dollars)

Year ended March 31	Budget	**2018**	2017
Operating surplus	$ -	**$ 7,621**	$ 6,957
Additions of tangible capital assets	(47,812)	**(45,149)**	(25,264)
Amortization of tangible capital assets	26,603	**26,036**	25,157
Loss on disposition of tangible capital assets	-	**253**	2,656
	(21,209)	**(18,860)**	2,549
Additions of endowment investments	-	**(743)**	(696)
Change in inventories held for use	-	**(72)**	(44)
Change in prepaid expenses	-	**(310)**	235
	-	**(1,125)**	(505)
Net remeasurement gains (losses)	-	**(651)**	2,134
Decrease (increase) in net debt	$ (21,209)	**(13,015)**	11,135
Net debt, beginning of year		**(310,058)**	(321,193)
Net debt, end of year		**$ (323,073)**	$ (310,058)

British Columbia Institute of Technology
Consolidated Statement of Cash Flows

(in thousands of dollars)

Year ended March 31	2018	2017
Cash provided by (used in):		
Operating		
Operating surplus	**$ 7,621**	$ 6,957
Items not involving cash		
Income from government business enterprises and partnerships	**(3,893)**	(2,673)
Amortization of tangible capital assets	**26,036**	25,157
Employee future benefits	**1,614**	1,481
Asset retirement obligation accretion expense	**521**	514
Loss on disposition of tangible capital assets	**253**	2,656
Amortization of deferred contributions		
Capital	**(13,080)**	(13,764)
Other externally restricted funds	**(14,788)**	(13,645)
	4,284	6,683
Change in non-cash working capital items (Note 18)	**4,662**	2,402
	8,946	9,085
Capital		
Purchases of tangible capital assets	**(41,287)**	(22,283)
Asset retirement obligation liabilities settled	**(480)**	(442)
	(41,767)	(22,725)
Investing		
Changes in investments, net	**(1,742)**	(1,216)
Contribution from government business enterprises and partnerships	**14,124**	4
	12,382	(1,212)
Financing		
Capital contributions received	**26,267**	15,690
Other contributions received	**18,278**	12,906
Debt sinking funds	**(315)**	(302)
Capital lease payments	**(4,082)**	(1,835)
Debt repayments	**(246)**	(2,010)
	39,902	24,449
Net increase in cash and cash equivalents	**19,463**	9,597
Cash and cash equivalents, beginning of year	**56,158**	46,561
Cash and cash equivalents, end of year	**$ 75,621**	$ 56,158

Supplemental cash flow information (Note 18)

See accompanying notes to the consolidated financial statements.

1. General

British Columbia Institute of Technology (the "Institute") is an agent of the Crown and operates under the College and Institute Act, R.S.B.C. 1996. The Act is administered by the Minister of Advanced Education. As an agent of the government, the Institute is not liable for taxation except to the extent the government is liable.

The purpose of the Institute is to provide courses of instruction in advanced technological and vocational fields.

The Institute receives a significant portion of its revenue and capital funding from the Province of British Columbia (the "Province").

The Institute is a registered charity under the Income Tax Act.

2. Summary of significant accounting policies

Basis of presentation

These consolidated financial statements have been prepared in accordance with Section 23.1 of the Budget Transparency and Accountability Act of the Province of British Columbia which requires accounting policies which are consistent with Canadian public sector accounting standards except in regard to the accounting for restricted capital contributions.

Under Section 23.1 of the Budget Transparency and Accountability Act and its related regulations, the Institute is required to recognize restricted capital contributions as a liability and recognize them into revenue on the same basis as the related amortization expense.

Under Canadian public sector accounting standards, those transfers with stipulations that have been met or that do not contain stipulations that create a liability, are fully recognized into revenue.

The impact of this difference on the financial statements of the Institute would be a decrease in deferred capital contributions, an increase in accumulated surplus, and a change in revenues and annual surplus for each year.

Basis of consolidation

Consolidated entities
The consolidated financial statements reflect the assets, liabilities, revenues and expenses of organizations which are controlled by the Institute. Controlled organizations are consolidated except for government business enterprises and partnerships which are accounted for by the modified equity method. All balances and transactions between the Institute and the consolidated entities have been eliminated on consolidation.

2. Summary of significant accounting policies (continued)

Basis of consolidation (continued)

Consolidated entities (continued)
The following organization is controlled by the Institute and fully consolidated in these financial statements:

- BCIT Foundation, which is a controlled not-for-profit organization, is incorporated under the Societies Act (British Columbia). The purpose of BCIT Foundation is to raise funds in order to further the goals, objectives and strategic interests of the Institute; to stimulate and provide financial support for the development and expansion of educational programs, services, capital projects and other initiatives as recommended by the Institute; and to provide financial support to enable students to participate in learning at the Institute.

Investment in government business enterprises and partnerships
Government business enterprises and partnerships are accounted for by the modified equity method. Under this method, the Institute's investment in the business enterprise and its net income and other changes in equity are recorded. No adjustment is made to conform the accounting policies of the government business enterprise / partnership to those of the Institute, other than if other comprehensive income exists, it is accounted for as an adjustment to accumulated surplus (deficit) of the Institute. Inter-organizational transactions and balances have not been eliminated, except for any profit or loss on transactions between entities on assets that remain within the entities controlled by the Institute.

The following organizations are controlled government business enterprises and partnerships and are accounted for by the modified equity method:

- Great Northern Way Campus Trust (the "Trust") – the Trust is an equal share joint venture between the Institute, Simon Fraser University, University of British Columbia, and Emily Carr University of Art + Design. The purpose of the Trust is to develop an integrated, learning-centred campus with a high-technology focus, supported by new media and telecommunication technologies. The Trust's activities currently comprise two distinct business activities: property management and site development activities, and educational activities.

- TTA Technology Training Associates Ltd. ("TTA") – TTA is a wholly-owned corporation which was incorporated July 12, 1999 under the Business Corporations Act (British Columbia). The purpose of TTA is to provide international delivery and/or management of technical training and educational programs to public and private organizations, business development and marketing for the Institute in overseas markets.

Cash and cash equivalents

Cash and cash equivalents include cash and highly liquid securities.

Inventories for resale and held for use

Inventories of merchandise held for resale are recorded at the lower of cost and net realizable value. Inventories held for use are recorded at the lower of cost and replacement cost. Cost is determined using the first-in, first-out method for all inventories.

2. Summary of significant accounting policies (continued)

Tangible capital assets

Tangible capital asset acquisitions are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development or betterment of the asset. Donated assets are recorded at fair market value at the date of acquisition.

Tangible capital assets are amortized on a straight-line basis over their estimated useful lives as follows:

Buildings	40 years
Leasehold improvements	30 years
Capital projects/renovations	10 to 25 years
Computer hardware	4 years
Computer software	5 years
Furniture and equipment	10 years
Library holdings	10 years

Computers and equipment under capital lease are amortized on a straight-line basis over the lesser of their estimated useful lives and the term of the lease.

Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written-down when conditions indicate that they no longer contribute to the Institute's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value.

Employee future benefits

The Institute and its employees make contributions to the College Pension Plan and the Municipal Pension Plan which are multi-employer joint trusteed plans. These plans are defined benefit plans, providing pension on retirement based on the member's age at retirement, length of service and highest earnings averaged over five years. As the assets and liabilities of the plans are not segregated by institution, the plans are accounted for as defined contribution plans and any Institute contributions to the plans are expensed as incurred.

The Institute also provides certain benefits, including accumulated sick and vacation pay, retirement allowance, group benefits, and life insurance, for certain employees pursuant to certain contracts and union agreements. The costs of these benefits are actuarially determined based on service and management's best estimate of salary escalation, retirement ages of employees, and expected plan benefits costs. The obligation under these benefit plans is accrued based on projected benefits as the employees render services necessary to earn the future benefits. Actuarial gains and losses are amortized over the expected average remaining service life of the employees.

2. Summary of significant accounting policies (continued)

Asset retirement obligation

The Institute recognizes the fair value of a future asset retirement obligation as a liability in the period in which it incurs a statutory, contractual, or legal obligation associated with the retirement of tangible long-lived assets that results from the acquisition, construction, development, and/or normal use of the assets. The Institute concurrently recognizes a corresponding increase in the carrying amount of the related long-lived asset that is depreciated over the useful life of the asset. The fair value of the asset retirement obligation is estimated using the expected cash flow approach. Subsequent to the initial measurement, the asset retirement obligation is adjusted at the end of each period to reflect the passage of time and changes in the estimated future cash flows underlying the obligation or the discount rate. Changes in the obligation due to the passage of time are recognized in the statement of operations as accretion expense. Changes in the obligation due to changes in estimated cash flows or discount rates are recognized as an adjustment of the carrying amount of the related long-lived asset that is depreciated over the remaining life of the asset.

Revenue recognition

Tuition fees and receipts from sales of services and products are recognized as revenue at the time the products are delivered or the services are substantially provided.

Rental revenue is recognized over the period earned.

Revenue related to fees or services received in advance of the fee being earned or the service performed is deferred and recognized when the fee is earned or service performed.

Investment income includes interest recorded on an accrual basis and dividends recorded as declared, realized gains and losses on the sale of investments, and write-downs on investments where the loss in value is determined to be other-than-temporary.

Unrestricted donations and grants are recorded as revenue when receivable if the amounts can be estimated and collection is reasonably assured. Pledges from donors are recorded as revenue when payment is received by the Institute or the transfer of property is completed.

Restricted donations and grants are reported as revenue depending on the nature of the restrictions on the use of the funds by the contributors as follows:

(i) Contributions for the purpose of acquiring or developing a depreciable tangible capital asset or in the form of a depreciable tangible capital asset, in each case for use in providing services, are recorded and referred to as deferred capital contributions and recognized in revenue at the same rate that amortization of the tangible capital asset is recorded. The reduction of the deferred capital contributions and the recognition of the revenue are accounted for in the fiscal period during which the tangible capital asset is used to provide services.

(ii) Contributions restricted for specific purposes other than for those to be held in perpetuity or the acquisition or development of a depreciable tangible capital asset are recorded as deferred contributions and recognized in revenue in the year in which the stipulation or restriction on the contribution have been met.

2. Summary of significant accounting policies (continued)

Revenue recognition (continued)

(iii) Contributions to be retained in perpetuity are reported as revenue when received. Investment income earned on endowment principal is recorded as deferred revenue if it meets the definition of a liability and is recognized as revenue in the year related expenses are incurred. If the investment income earned does not meet the definition of a liability, it is recognized as revenue in the year it is earned.

Financial instruments

Financial instruments consist of cash and cash equivalents, accounts receivable, portfolio investments, debt sinking funds, accounts payable and accrued liabilities, debt, and endowment investments.

Investments are measured at fair value. All other financial instruments are measured at cost or amortized cost.

Transaction costs are expensed for financial instruments measured at fair value. Transaction costs are added to the cost of the financial instruments for financial instruments measured at cost or amortized cost.

Unrealized gains and losses from changes in the fair value of financial instruments are recognized in the statement of remeasurement gains and losses until such time that the financial instrument is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the statement of operations and accumulated surplus and related balances reversed from the statement of remeasurement gains and losses.

For financial instruments measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense.

Interest and dividends attributable to financial instruments are reported in the statement of operations.

All financial assets are tested annually for impairment. When financial assets are impaired, impairment losses are recorded in the statement of operations.

Functional classification of expenses

The Institute has identified the following segments and associated groups of activities based upon the functional areas of service as provided by various departments within the Institute:

Academic and student support
Academic and student support includes expenses related to the direct support of academic functions, as well as centralized functions that support students and groups of students. This would include Foundation & Alumni, VP ERI, Student Services, Research & Planning, International Education, Learner Services, Learning & Teaching Centre, Library, Marketing & Communication, Print Services, Registrar’s Office, and Technology Centre administration. Costs associated with this function would include VP’s, management, administration, support staff and related support costs.

2. Summary of significant accounting policies (continued)

Functional classification of expenses (continued)

Administrative support
Administrative support includes expenses related to activities that support the institution as a whole. This would include Financial Services, Human Resources, Internal Auditing, President's Office, Board of Governors, Purchasing & Supply Management, Safety and Security, Facilities, Amortization, and IT & Communications. Costs associated with the function would include VP's, management, administration, support staff and related support costs.

Ancillary
Ancillary includes expenses related to business activities outside of instruction and research that provide goods and services to students, staff and others external to the organization. This would include Bookstore, Room Rentals, Leases, Food Services, Parking and Residences. Costs associated with this function would include management, administration, support staff and related support costs.

Instruction
Instruction includes expenses related to the direct business of delivering education. This would include full time studies, part time studies, and training supported by industry services. Costs associated with this function would include instructors, contract expenses, deans, instructional administration, support staff, and related support costs.

Externally funded and related entities
Externally funded and related entities includes expenses related to research and non-research activities funded by external contracts and/or grants, trust activities, and subsidiaries. This would include Restricted Funds, Applied Research Grants, Student Awards, and BCIT Foundation. Costs associated with this function would include deans, management, administration, support staff and related support costs.

Budget figures

Budget figures have been provided for comparative purposes and have been derived from the 2017/2018 Fiscal Plan approved by the Board of Governors of the Institute on March 14, 2017.

Use of estimates

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of the useful lives for amortization of tangible capital assets and deferred capital contributions, the valuation of employee future benefit obligations, future cash flows associated with asset retirement obligations, the provision for uncollectible accounts, and the provision for contingencies. Actual amounts may ultimately differ from these estimates.

Comparative figures

Certain of the prior year comparative figures have been reclassified to conform to the current year presentation.

(in thousands of dollars)

3. Accounts receivable

	2018	2017
Student	$ 3,982	$ 2,983
Trade and other	3,137	2,557
Allowance for doubtful accounts	(375)	(375)
	$ 6,744	$ 5,165

4. Balances with government and other government organizations

Due from government and other government organizations

	2018	2017
Federal government	$ 920	$ 532
Provincial government	768	6,836
Other government organizations	162	438
Great Northern Way Campus Trust - promissory note	6,400	-
	$ 8,250	$ 7,806

Due to government and other government organizations

	2018	2017
Federal government	$ 1,133	$ 1,048
Provincial government	3,051	2,811
Other government organizations	1,033	1,061
	$ 5,217	$ 4,920

5. Investments

Investments consist of:

	2018	2017
Portfolio investments	$ 8,813	$ 8,496
Endowment investments	24,668	23,925
	$ 33,481	$ 32,421

(in thousands of dollars)

5. Investments (continued)

The underlying investments consist of:

	Fair value hierarchy level		**2018**		2017
Equities	Level 1	**$**	**16,461**	$	16,246
Cash and cash equivalents	Level 1		**1,503**		1,613
Fixed income	Level 2		**15,517**		14,562
		$	**33,481**	$	32,421
Historical cost		**$**	**31,511**	$	29,994

6. Debt sinking funds

Contributions to the sinking funds are made for certain long-term debt obligations with the Province. Investments held in the sinking funds, including interest earned, are used to repay the related debt at maturity. The Institute makes annual principal and interest payments towards the sinking funds to the Province using revenue proceeds from the Downtown training centre. The sinking funds are held and invested by the Province to provide for the retirement of the debt.

Aggregate payments for the next five fiscal years and thereafter to meet sinking fund instalments on externally restricted sinking funds and retirement provisions on notes, bonds and debentures are:

2019	$	788
2020		788
2021		788
2022		788
2023		788
Thereafter		13,604
	$	17,544

(in thousands of dollars)

7. Investments in government business enterprises and partnerships

	Balance, beginning of year	Net contributions paid	Net earnings	Other comprehensive income	**Balance, end of year**
Investment in Trust	$ 19,270	$ (14,124)	$ 3,888	$ 31	**$ 9,065**
Investment in TTA	343	-	5	-	**348**
	$ 19,613	$ (14,124)	$ 3,893	$ 31	**$ 9,413**

Condensed financial information of government business enterprises and partnerships that are part of the Institute's reporting entity are as follows:

Great Northern Way Campus Trust

Statement of financial position	**25% share 2018**	25% share 2017
Total assets	**$ 16,980**	$ 22,977
Total liabilities	**7,915**	3,707
Equity	**$ 9,065**	$ 19,270

Statement of operations	**2018**	2017
Revenue	**$ 9,785**	$ 5,706
Expenses	**(5,897)**	(3,033)
Net earnings	**3,888**	2,673
Other comprehensive income	**31**	527
Net earnings and comprehensive income	**$ 3,919**	$ 3,200

Total liabilities include $162 (2017 - $438) payable to the Institute.

On April 7, 2017, Great Northern Way Campus Trust (the "Trust") declared a distribution of $14.4M to each of the four shareholders and issued promissory notes to the four shareholders. As at March 31, 2018, $8M has been paid and $6.4M plus any accrued inflation adjustment is still payable. The promissory notes were made pursuant to the resolution of the Trust regarding the Emily Carr University relocation project and the terms of a purchase and sale agreement between Emily Carr University and the Trust.

(in thousands of dollars)

7. Investments in government business enterprises and partnerships (continued)

TTA Technology Training Associates Ltd.

	2018	2017
Statement of financial position		
Total assets	**$ 502**	$ 447
Total liabilities	**154**	104
Equity	**$ 348**	$ 343
Statement of operations		
Revenue	**$ 948**	$ 1,030
Expenses	**(942)**	(1,029)
Earnings before income taxes	**6**	1
Income taxes	**1**	1
Net earnings	**$ 5**	$ -

Revenue includes $186 (2017 - $115) of project fees and project expense recoveries from the Institute.

8. Accounts payable and accrued liabilities	2018	2017
Trade payables	**$ 6,367**	$ 3,837
Salaries and benefits payable	**9,168**	9,137
Other	**7,896**	5,338
	$ 23,431	$ 18,312

(in thousands of dollars)

9. Pension plans and employee future benefits

Pension plans

The Institute and its employees contribute to the College Pension Plan and Municipal Pension Plan, jointly trusteed pension plans. The boards of trustees for these plans, representing plan members and employers, are responsible for administering the pension plans, including investing assets and administering benefits. The plans are multi-employer defined benefit pension plans. Basic pension benefits provided are based on a formula. As at August 31, 2017, the College Pension Plan has about 14,000 active members, and approximately 7,500 retired members. As at December 31, 2016, the Municipal Pension Plan has about 193,000 active members, including approximately 5,800 from colleges.

The most recent actuarial valuation for the College Pension Plan as at August 31, 2015, indicated a $67 million surplus for basic pension benefits. The next valuation will be August 31, 2018, with results available in 2019. The most recent actuarial valuation for the Municipal Pension Plan as at December 31, 2015, indicated a $2,224 million funding surplus for basic pension benefits. As a result of the 2015 basic account actuarial valuation surplus and pursuant to the joint trustee agreement, $1,927 million was transferred to the rate stabilization account and $297 million of the surplus ensured the required contribution rates remained unchanged. The next valuation will be December 31, 2018, with results available in 2019.

Employers participating in the plans record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plans record accrued liabilities and accrued assets for the plans in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plans.

The Institute paid $15,929 for employer contributions to the plan in fiscal 2018 (2017 - $15,821).

Employee future benefits

The Institute also provides certain benefits, including accumulated sick and vacation pay, retirement allowance, group benefits, and life insurance, for certain employees pursuant to certain contracts and union agreements. The most recent actuarial valuation was completed as at March 31, 2018.

Information about these employee future benefits is as follows:

		2018		2017
Accrued benefit obligation	**$**	**23,722**	$	22,592
Fair value of plan assets		**-**		-
Funded status		**(23,722)**		(22,592)
Balance of unamortized amounts		**(203)**		184
Accrued benefit liability		**(23,925)**		(22,408)
Employer's share of benefits (EI, CPP, pension)		**(1,894)**		(1,797)
Total liability	**$**	**(25,819)**	$	(24,205)

(in thousands of dollars)

9. Pension plans and employee future benefits (continued)

Components of net benefit expense	**2018**	2017
Service cost	**$ 1,360**	$ 1,364
Interest cost	**530**	425
Long-term disability experience	**72**	(45)
Amortization of net actuarial loss	**2**	35
Net benefit expense	**$ 1,964**	$ 1,779

The significant assumptions used are as follows:

	2018	2017
Accrued benefit obligations as of March 31		
Discount rate	**2.8%**	2.5%
Benefit cost for year ended March 31		
Discount rate	**2.2%**	2.1%
Assumed health care cost trend rates at March 31	**4.5% - 6.3%**	4.5% - 6.5%

10. Deferred contributions

Deferred contributions related to expenses of future periods represent unspent externally restricted grants and donations. Deferred contributions are primarily restricted for research purposes.

	2018	2017
Balance, beginning of year	**$ 23,498**	$ 24,237
Add contributions received during the year relating to future periods	**18,278**	12,906
Less amounts recognized as revenue	**(14,788)**	(13,645)
Balance, end of year	**$ 26,988**	$ 23,498

(in thousands of dollars)

11. Deferred capital contributions

Capital contributions for the purpose of acquiring or developing a depreciable tangible capital asset are referred to as deferred capital contributions. Amounts are recognized into revenue at the same rate that amortization of the tangible capital asset is recorded. Treasury Board provided direction on accounting treatment as disclosed in Note 2.

Changes in the deferred capital contributions balance are as follows:

	2018	2017
Balance, beginning of year	**$ 213,323**	$ 211,397
Add contributions received during the year	**26,267**	15,690
Less amounts amortized to revenue	**(13,080)**	(13,764)
Balance, end of year	**$ 226,510**	$ 213,323

The balance of unamortized capital contributions related to capital assets consists of the following:

	2018	2017
Unamortized capital contributions used to purchase assets	**$ 226,772**	$ 210,171
(Overspent) unspent capital funding	**(262)**	3,152
	$ 226,510	$ 213,323

12. Asset retirement obligation

The Institute has recorded an asset retirement obligation for the estimated costs of asbestos removal from certain facilities. The following is a reconciliation of the changes in the asset retirement obligation during the year:

	2018	2017
Balance, beginning of year	**$ 16,392**	$ 17,119
Add accretion expense	**521**	514
Add adjustment for change in estimate	**-**	(489)
Add adjustment for change in discount rate	**876**	(310)
Less liabilities settled	**(480)**	(442)
Balance, end of year	**$ 17,309**	$ 16,392

The accretion expense is included in interest expense. The undiscounted estimated cash flows required to settle the obligation are approximately $20,250 to be paid during the fiscal years 2019 to 2070. The estimated cash flows were discounted using the credit-adjusted risk-free rates of 3.00% (2017 - 3.18%).

(in thousands of dollars)

13. Debt

	2018	2017
BC Immigrant Investment Fund, 2.70% due August 2017 (i)	**$ -**	$ 44,180
Province of British Columbia, 8% bond, due September 2023 (ii)	**12,888**	12,888
Province of British Columbia, 4.3% bond, due June 2042 (ii)	**32,189**	-
Province of British Columbia, 1.25% promissory note, due August 2018 (iii)	**5,054**	-
	50,131	57,068
Province of British Columbia, 4.3% bond, premium payable (iv)	**6,691**	-
	$ 56,822	$ 57,068

(i) The BC Immigrant Investment Fund was fully repaid in August 2017.

(ii) Interest payments are made to the Province of British Columbia semi-annually. The Institute makes contributions to the sinking fund each year to repay the bonds at maturity (Note 6). The bonds are unsecured.

(iii) Principal and interest payments are due on maturity in August 2018.

(iv) The bond premium is being amortized based upon the effective interest method.

Principal payments for the next five years and thereafter are as follows:

	Province of British Columbia 1.25% promissory note	Province of British Columbia 4.3% bond	Province of British Columbia 8% bond	Total
2019	$ 5,054	$ -	$ -	$ 5,054
2020	-	-	-	-
2021	-	-	-	-
2022	-	-	-	-
2023	-	-	12,888	12,888
Thereafter	-	32,189	-	32,189
	$ 5,054	$ 32,189	$ 12,888	$ 50,131

Interest expense on debt is $2,912 (2017: $2,773).

(in thousands of dollars)

14. Obligations under leases

Capital leases

Capital lease payments, including principal and interest, are as follows:

2019	$	3,299
2020		2,393
2021		1,299
2022		1,054
2023		818
Thereafter		21,816
		30,679
Less interest at rates from 3.0% to 9.5%		10,992
Present value of minimum lease payments	$	19,687

Interest expense on capital leases is $1,125 (2017: $1,023).

Operating leases

The Institute has entered into operating leases for land.

Operating lease payments for the next five years and thereafter are as follows:

2019	$	232
2020		247
2021		247
2022		247
2023		247
Thereafter		6,868
	$	8,088

(in thousands of dollars)

15. Tangible capital assets

Cost

	2017	Additions	Disposals	**2018**
Land	$ 44,808	$ -	$ -	**$ 44,808**
Buildings, leasehold improvements and capital projects / renovations	475,618	12,495	-	**488,113**
Buildings under capital lease	15,295	-	-	**15,295**
Furniture and equipment	132,275	7,973	(3,474)	**136,774**
Computer hardware and software	31,534	3,447	(1,193)	**33,788**
Equipment under capital lease	10,579	1,274	(544)	**11,309**
Library holdings	3,612	202	(437)	**3,377**
Construction in process	-	19,758	-	**19,758**
	$ 713,721	$ 45,149	$ (5,648)	$ **753,222**

Accumulated amortization

	2017	Amortization	Accumulated amortization on disposals	**2018**
Land	$ -	$ -	$ -	**$ -**
Buildings, leasehold improvements and capital projects / renovations	174,972	14,756	-	**189,728**
Buildings under capital lease	1,360	503	-	**1,863**
Furniture and equipment	105,538	5,338	(3,257)	**107,619**
Computer hardware and software	23,934	3,187	(1,165)	**25,956**
Equipment under capital lease	6,653	1,935	(536)	**8,052**
Library holdings	2,074	317	(437)	**1,954**
	$ 314,531	$ 26,036	$ (5,395)	**$ 335,172**

Net book value

	2018	2017
Land	**$ 44,808**	$ 44,808
Buildings, leasehold improvements and capital projects/renovations	**298,385**	300,646
Buildings under capital lease	**13,432**	13,935
Furniture and equipment	**29,155**	26,737
Computer hardware and software	**7,832**	7,600
Equipment under capital lease	**3,257**	3,926
Library holdings	**1,423**	1,538
Construction in process	**19,758**	-
	$ 418,050	$ 399,190

(in thousands of dollars)

16. Endowments

Endowment contributions form part of accumulated surplus. Changes to the endowment balances are as follows:

	2018	2017
Balance, beginning of year	$ **23,925**	$ 23,229
Contributions received during the year	**743**	696
Balance, end of year	$ **24,668**	$ 23,925

17. Contingencies

There are lawsuits pending in which the Institute is involved arising in the ordinary course of business. It is considered that the potential claims against the Institute resulting from such litigation would not materially affect the consolidated financial statements of the Institute. Any difference between the liability accrued by the Institute related to the lawsuits and the amounts ultimately settled will be recorded in the period in which the claim is resolved.

18. Supplemental cash flow information

	2018	2017
Change in non-cash working capital items		
Accounts receivable	$ **(1,579)**	$ (111)
Inventories	**186**	(62)
Prepaid expenses	**(310)**	232
Due from government and other government organizations	**(444)**	2,278
Accounts payable and accrued liabilities	**5,119**	(2,273)
Due to government and other government organizations	**297**	461
Deferred tuition fees	**1,262**	2,286
Deferred revenue - other	**131**	(409)
	$ **4,662**	$ 2,402

During the year, interest of $3,515 was paid (2017 - $3,291).

Non-cash transactions

	2018	2017
Receipt of donated capital assets	$ **2,184**	$ 1,825
Buildings and equipment under capital lease	**2,986**	3,780
(Decrease) increase in asset retirement obligation and capital assets	**876**	(799)

(in thousands of dollars)

19. Financial instruments

Fair value

The following classification system is used to describe the basis of the inputs used to measure the fair value of investments:

Level 1 Quoted prices (unadjusted) in active markets for identical assets or liabilities

Level 2 Market-based inputs other than quoted prices that are observable for the asset or liability either directly or indirectly

Level 3 Inputs for the asset or liability that are not based on observable market data; assumptions are based on the best internal and external information available and are most suitable and appropriate based on the type of financial instrument being valued in order to establish what the transaction price would have been on the measurement date in an arm's-length transaction

The classification of portfolio and endowment investments is disclosed in Note 5.

Risk management

The Institute has exposure to the following risks from its use of financial instruments.

Credit risk
The Institute is exposed to the risk that the counterparty defaults or becomes insolvent. The Institute's investments in pooled funds that hold debt securities are exposed to such risk. Credit risk also arises from the possibility that student, trade and other receivables may not be collected.

This risk is mitigated by proactive credit management and investment policies that include regular monitoring of each debtor's payment history and performance.

As at March 31, 2018, accounts receivable is comprised of:

	Under 90 days	Over 90 days	Total
Student	$ 3,918	$ 64	$ 3,982
Trade and other	2,944	193	3,137
Allowance for doubtful accounts	(285)	(90)	(375)
	$ 6,577	$ 167	$ 6,744

Market risk
There is a risk that fluctuations in market prices will affect the Institute's net assets and the value of holdings in investments. Market risk is comprised of the following:

Interest rate risk
Interest rate risk refers to the effect on the market value of the Institute's assets due to fluctuations in interest rates. The market value of the Institute's investments in fixed income pooled funds is also affected by fluctuations in interest rates.

(in thousands of dollars)

19. Financial instruments (continued)

Risk management (continued)

Foreign currency risk
Foreign currency exposure arises from the Institute's foreign currency denominated investments. Fluctuations in the relative value of foreign currencies against the Canadian dollar can result in a positive or negative effect on the fair value of investments.

The Institute manages its credit risk and market risks on its investments by investing in funds that have a well-diversified portfolio of securities.

Liquidity risk
Liquidity risk is the risk that the Institute will not be able to meet its financial obligations as they become due.

The Institute manages liquidity risk by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meets its liabilities when due.

20. Expenses by object

	2018	2017
Salaries and wages	**$ 171,345**	$ 165,910
Employee benefits	**36,350**	35,326
Amortization of tangible capital assets	**26,036**	25,157
Repairs and maintenance	**18,890**	16,333
Supplies and general	**17,442**	14,862
Fees for service	**15,218**	15,324
Utilities and taxes	**6,107**	6,041
Cost of sales	**4,897**	5,046
Student awards	**4,301**	4,517
Interest	**4,037**	3,796
Training and travel	**3,800**	3,373
Printing and advertising	**2,950**	2,403
Promotional and catering	**1,918**	1,377
Contractual professional development	**1,863**	1,809
Equipment and facilities leases	**1,029**	1,036
Telecommunications	**966**	1,191
Banking and insurance	**404**	266
Official functions	**331**	447
	$ 317,884	$ 304,214

21. Related party transactions

The Institute is related through common ownership to all Province of British Columbia ministries, agencies, school districts, health authorities, colleges, universities, and crown corporations. Transactions with these entities, unless disclosed separately, are considered to be in the normal course of operations and are recorded at the exchange amount.