

Financial Statements of

BROCK UNIVERSITY

Year ended April 30, 2025

BROCK UNIVERSITY

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Year ended April 30, 2025

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STATEMENT OF ADMINISTRATIVE RESPONSIBILITY

The Administration of Brock University is responsible for the preparation of the financial statements, the notes and all other financial information contained in this annual report.

The Administration has prepared the financial statements in accordance with Canadian accounting standards for not-for-profit organizations. The Administration believes that the financial statements present fairly the University's financial position as at April 30, 2025 and the results of its operations for the year then ended.

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

The Board of Trustees is responsible for ensuring that the Administration fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the financial statements. The Board of Trustees carries out its responsibility for review of the financial statements principally through the Audit Committee. The members of the Audit Committee are not officers or employees of the University. The Audit Committee meets with the Administration, as well as the external auditors, to discuss the results of audit examinations and financial reporting matters and to satisfy itself that each party is properly discharging its responsibilities. The auditors have full access to the Audit Committee with and without the presence of the Administration.

The financial statements for the year ended April 30, 2025 have been reported on by KPMG LLP, Chartered Professional Accountants, Licensed Public Accountants, the auditors appointed by the Board of Trustees. The auditor's report outlines the scope of their audit and their opinion on the financial statements.

A handwritten signature in black ink, appearing to read "Lesley Rigg".

Lesley Rigg, PhD
President and Vice-Chancellor

A handwritten signature in black ink, appearing to read "Joshua Tonnos".

Joshua Tonnos, MBA, CPA, CGA
Chief Financial Officer & Associate Vice-
President Financial Services

**KPMG LLP**

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INDEPENDENT AUDITOR'S REPORT

To the Trustees of Brock University

Opinion

We have audited the financial statements of Brock University (the University), which comprise:

- the statement of financial position as at April 30, 2025
- the statement of operations for the year then ended
- the statement of changes in net assets for the year then ended
- the statement of cash flows for the year then ended
- and notes to the financial statements, including a summary of significant accounting policies

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

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the University as at April 30, 2025, and its results of operations, its changes in net assets and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

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

We are independent of the University in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

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



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the University's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the University or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the University's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.



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- 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 University's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the University to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion.

A handwritten signature in black ink that reads 'KPMG LLP'. The signature is written in a cursive, stylized font and is underlined with a single horizontal stroke.

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

June 26, 2025

BROCK UNIVERSITY

Statement of Financial Position

As at April 30, 2025, with comparative information for 2024
(in thousands of dollars)

	2025	2024
Assets		
Current assets:		
Cash and cash equivalents (note 2)	\$ 81,835	\$ 74,826
Accounts receivable	15,956	17,133
Government grants receivable	10,513	6,402
Prepaid expenses and other assets	1,004	953
Inventories	975	1,458
	110,283	100,772
Restricted investments (note 3)	222,905	220,928
Capital assets (note 4)	471,857	488,649
Employee future benefits asset (note 9)	9,565	9,465
	\$ 814,610	\$ 819,814

Liabilities and Net Assets

Current liabilities:		
Accounts payable and accrued liabilities (note 16)	\$ 40,573	\$ 39,573
Deferred revenue	21,984	21,479
Deferred contributions (note 5)	11,410	12,393
Current portion of long-term debt (note 6)	4,117	17,409
	78,084	90,854
Long-term debt (note 6)	37,173	17,123
Debenture payable (note 7)	215,160	215,084
Deferred capital contributions (note 8)	211,217	210,787
Employee future benefits obligation (note 9)	32,840	30,547
Total liabilities	574,474	564,395
Net assets:		
Endowments (note 10)	132,011	130,145
Invested in capital assets (note 11)	51,349	63,784
Internally restricted (note 12)	79,947	82,468
Employee future benefits	(23,275)	(21,082)
Unrestricted	104	104
	240,136	255,419
Commitments (note 13)		
Contingencies (notes 14 and 15)		
	\$ 814,610	\$ 819,814

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

On behalf of the Board:



Trustee



Trustee

BROCK UNIVERSITY

Statement of Operations

Year ended April 30, 2025, with comparative information for 2024
(in thousands of dollars)

	2025	2024
Revenues:		
Student fees	\$ 182,748	\$ 184,876
Government grants	112,325	106,411
Ancillary operations	45,607	40,630
Sales and services	21,161	20,349
Other revenues for restricted purposes	5,137	5,451
Investment income	9,859	9,421
Research grants for restricted purposes (note 17)	16,902	16,530
Gain on sale of assets	-	86
Amortization of deferred capital contributions (note 8)	11,397	10,782
	405,136	394,536
Expenses:		
Salaries and benefits	268,536	260,264
Operating expenses	50,664	47,780
Scholarships, fellowships and bursaries	28,411	29,588
Expendable equipment, repairs and maintenance	14,382	15,313
Utilities and taxes	10,062	8,590
Interest on long-term debt	10,300	9,880
Cost of sales	3,648	4,020
Amortization of capital assets	35,039	34,927
	421,042	410,362
Excess of expenses over revenues	(15,906)	(15,826)
Net transfers from internally restricted net assets	2,521	3,048
Net transfers from invested in capital assets	12,435	12,366
Net transfers from employee future benefits	950	412
Change in unrestricted net assets in the year	15,906	15,826
Unrestricted net assets, beginning of year	104	104
Unrestricted net assets, end of year	\$ 104	\$ 104

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

BROCK UNIVERSITY

Statement of Changes in Net Assets

Year ended April 30, 2025, with comparative information for 2024
(in thousands of dollars)

April 30, 2025	Employee future benefits	Endowments (note 10)	Invested in capital assets (note 11)	Internally restricted (note 12)	Unrestricted	Total
Net assets, beginning of year	\$ (21,082)	\$ 130,145	\$ 63,784	\$ 82,468	\$ 104	\$ 255,419
Excess of revenues over expenses (expenses over revenues)	-	-	(23,642)	-	7,736	(15,906)
Net change in internally restricted net assets	-	-	-	(2,521)	2,521	-
Net change in investment in capital assets (note 11(b))	-	-	11,207	-	(11,207)	-
Actuarial loss in employee future benefits	(1,243)	-	-	-	-	(1,243)
Net current service charge in employee future benefits	(950)	-	-	-	950	-
Change in endowment net assets (note 10(a))	-	1,866	-	-	-	1,866
Net assets, end of year	\$ (23,275)	\$ 132,011	\$ 51,349	\$ 79,947	\$ 104	\$ 240,136

April 30, 2024	Employee future benefits	Endowments (note 10)	Invested in capital assets (note 11)	Internally restricted (note 12)	Unrestricted	Total
Net assets, beginning of year	\$ (19,793)	\$ 122,332	\$ 76,150	\$ 85,516	\$ 104	\$ 264,309
Excess of revenues over expenses (expenses over revenues)	-	-	(24,145)	-	8,319	(15,826)
Net change in internally restricted net assets	-	-	-	(3,048)	3,048	-
Net change in investment in capital assets (note 11(b))	-	-	11,779	-	(11,779)	-
Actuarial loss in employee future benefits	(877)	-	-	-	-	(877)
Net current service charge in employee future benefits	(412)	-	-	-	412	-
Change in endowment net assets (note 10(a))	-	7,813	-	-	-	7,813
Net assets, end of year	\$ (21,082)	\$ 130,145	\$ 63,784	\$ 82,468	\$ 104	\$ 255,419

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

BROCK UNIVERSITY

Statement of Cash Flows

Year ended April 30, 2025, with comparative information for 2024
(in thousands of dollars)

	2025	2024
Cash provided by (used in):		
Operating activities:		
Excess of expenses over revenues	\$ (15,906)	\$ (15,826)
Add (deduct) non-cash items:		
Gain on sale of assets	-	(86)
Amortization of gain on sale of assets	-	(161)
Amortization of capital assets	35,039	34,927
Amortization of deferred capital contributions	(11,397)	(10,782)
Amortization of deferred charges on debenture payable	76	74
	7,812	8,146
Net change in non-cash working capital balances related to operations:		
Decrease (increase) in accounts receivable	1,177	(2,557)
Increase in government grants receivable	(4,111)	(917)
Increase in prepaid expenses and other assets	(51)	(64)
Decrease in inventories	483	173
Increase in accounts payable and accrued liabilities	1,000	3,615
Increase in deferred revenue	505	3,169
Decrease in deferred contributions	(983)	(1,916)
Net current service charge in employee future benefits	950	412
	(1,030)	1,915
Cash provided by operating activities	6,782	10,061
Financing activities:		
Contributions restricted for capital purposes	11,827	7,169
Increase in long-term debt	10,600	-
Repayment of long-term debt	(3,842)	(2,908)
Cash provided by (used in) financing activities	18,585	4,261
Investing activities:		
Net change in restricted investments	(1,977)	(10,122)
Purchase of capital assets	(18,247)	(13,091)
Net proceeds from sale of assets	-	7,000
Change in endowment net assets	1,866	7,813
Cash used in investing activities	(18,358)	(8,400)
Increase in cash	7,009	5,922
Cash and cash equivalents, beginning of year	74,826	68,904
Cash and cash equivalents, end of year	\$ 81,835	\$ 74,826

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

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025
(in thousands of dollars)

Incorporated in 1964, Brock University (the “University” or “Brock”) flourishes through the scholarly, creative, and professional achievement of its students, faculty and staff. Offering a range of undergraduate and graduate programs, Brock fosters teaching and research of the highest quality. As a diverse and inclusive community, the University contributes positively to Canada and beyond through our imagination, innovation and commitment.

These financial statements reflect the assets, liabilities, net assets, revenue, expenses and other transactions of all of the operations controlled by the University. Accordingly, these financial statements include the academic, administrative and other operating expenditures funded by fees, grants and other general revenue; restricted purpose funds, including endowment, research and trust; and the ancillary operations, such as residence and parking.

The University is a charitable organization and, as such, is exempt from income taxes under the Income Tax Act (Canada).

1. Significant accounting policies:

These financial statements have been prepared in accordance with Canadian Accounting Standards for Not-For-Profit Organizations in Part III of the CPA Canada Handbook. The financial statements include the financial results of the University and its investment in a joint venture (note 1(o) and note 19).

(a) Cash and cash equivalents:

Cash equivalents are held for the purpose of meeting short-term commitments and are readily convertible to a known amount of cash and are subject to an insignificant amount of risk of changes in value. Cash equivalents include money market funds and investments with maturities of three months or less from the date of acquisition. Cash and cash equivalents are valued at fair value.

(b) Inventories:

Inventories are stated at the lower of cost, which is determined using the weighted average cost approach and net realizable value.

(c) Investments:

Investments are recorded at fair value.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

1. Significant accounting policies (continued):

(d) Capital assets:

Purchased capital assets are recorded at cost less accumulated amortization. Contributions of capital assets are capitalized at fair market value at the date of contribution. Capital assets are amortized on a straight-line basis using the following annual rates:

Asset	Rate
Buildings	2.5% to 10%
Furnishings and equipment	10% to 33 1/3%
Library books	20%

Construction costs are capitalized as work progresses and amortization commences as work is substantially completed. The carrying amount of capital assets is tested for recoverability whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized in the Statement of Operations when the asset's carrying amount is not recoverable and exceeds its fair value.

(e) Works of art:

Contributed works of art are recorded as revenue and expense, at fair market value, at the date of contribution. If the fair market value is not determinable, the contribution is recorded at a nominal amount. Artwork purchases are expensed as acquired.

(f) Endowments:

Contributions restricted for endowments consist of restricted donations received by the University and donations internally designated by the Board of Trustees, in the exercise of its discretion. The endowment principal is required to be maintained intact. The investment income generated from endowments must be used in accordance with the various purposes established by donors or the Board of Trustees. The University ensures, as part of its fiduciary responsibilities, that all funds received with a restricted purpose are expended for the purpose for which they were provided.

Investment income on endowments that is available for spending at the discretion of the University or is available for spending as the conditions established by the donor have been met has been recorded in the Statement of Operations. University policy has been established with the objective of protecting the real value of the endowments by having an overall investment objective for endowments to earn, over time, a rate of return at least equal to the total of inflation plus spending and the costs of administering the funds. The spending rate is reviewed annually. Investment income in excess of administration costs and spending allocations will be added to capital. In the case of endowments where the original donation adjusted for inflation is higher than the market value of the fund, spending may be temporarily suspended in order to preserve donor capital.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

1. Significant accounting policies (continued):

(g) Internally restricted net assets:

The University internally restricts the use of portions of its unrestricted net assets for specific future use. Transfers to internally restricted net assets only occur once authorized by the Board of Trustees. When expenses are incurred, expenses are charged to the Statement of Operations and the balance of internally restricted net assets is reduced accordingly.

(h) Revenue recognition:

The University follows the deferral method of accounting for contributions. Unrestricted contributions are recognized as revenue when received or receivable, if the amount to be received can be reasonably estimated and collection is reasonably assured. Pledged donations are recognized on a cash basis since pledges are not legally enforceable claims. Contributions externally restricted for purposes other than endowments are deferred and recognized as revenue in the year in which the related expenses are recognized. Contributions restricted for the purchase of capital assets are deferred and amortized into revenue on a straight-line basis at a rate corresponding with the amortization rate for the related capital asset. Endowment contributions are recognized as direct increases in net assets in the year in which they are received. Student fees are recognized as revenue when courses and seminars are held. Sales and services and ancillary revenue is recognized at the point of sale or when the service has been provided.

(i) Employee future benefits:

The University provides pension benefits to employees primarily through a hybrid pension plan. Under this arrangement, the University and employees are required to make contributions based on a specific percentage of the employee's earnings. The amount of pension benefits provided to employees is based on the accumulation of contributions and investment earnings thereon, when the employee retires, subject to a guaranteed minimum benefit amount. Certain faculty are also members of the Teacher's Superannuation Fund, a multi-employer defined benefit plan.

The University provides other non-pension benefits to most of its employees, including retiree medical and dental benefits until the age of 65, accumulating sick leave benefits, pre-retirement leave benefits and for specific employees a health-care spending account.

The University accrues its benefit obligations for these employee future benefits as the employees render the services necessary to earn them. The actuarial determination of the accrued benefit obligations for these employee future benefits uses the projected benefit method prorated on service. For purposes of measuring the benefit obligations, the funding valuation is used for the pension and the accounting valuation is used for the non-pension benefits.

The University recognizes the amount of benefit obligations net of the fair value of plan assets in the Statement of Financial Position. Current service and finance costs are expensed during the year, while remeasurement and other items, representing the total of the difference

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

1. Significant accounting policies (continued):

(i) Employee future benefits (continued):

between actual and expected return on plan assets, actuarial gains and losses, and past service costs, are recognized as a direct increase or decrease in net assets within the employee future benefits fund. In years between valuations, a roll-forward technique is used to estimate the accrued benefit obligations.

The most recent actuarial valuation of the pension plan for funding purposes was as of July 1, 2022 and the next required valuation will be as of July 1, 2025.

The most recent actuarial valuation of the non-pension benefits for accounting purposes was as of April 30, 2025.

(j) Derivative financial instrument and hedge accounting:

The University is party to interest rate swap agreements used to manage the exposure to market risks from changing interest rates. The University applies hedge accounting for its interest rate swaps. Payments and receipts under the interest rate swaps are recognized as adjustments to interest expense on long-term debt.

The University's policy is not to utilize derivative financial instruments for trading or speculative purposes.

(k) Pledges:

Pledges are recorded as revenue on a cash basis and accordingly are not recognized as an asset in the Statement of Financial Position. The total amount of pledges outstanding is approximately \$19,148 (2024 - \$18,106) and is expected to be received as follows:

	2025	2024
2025	\$ -	\$ 1,277
2026	1,073	1,052
2027	921	780
2028	805	683
2029	836	716
2030	734	-
Thereafter	14,779	13,598
	<u>\$ 19,148</u>	<u>\$ 18,106</u>

(l) Contributed services and materials:

Volunteers contribute an indeterminable number of hours per year as well as various materials used by the University in carrying out the provision of services. Because of the difficulty of determining their fair value, contributed services and materials are not recognized in these financial statements.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

1. Significant accounting policies (continued):

(m) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently recorded at cost or amortized cost, unless management has elected to carry the instruments at fair value.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs, which are amortized using the effective interest rate method.

Financial assets are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indicator of impairment, the University determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the University expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial carrying value.

(n) Use of estimates:

The preparation of financial statements in conformity with Canadian Accounting Standards for Not-For-Profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses for the period reported. Items subject to such estimates and assumptions include the carrying amount of capital assets, valuation allowances for receivables, valuation of derivative financial instruments, accrued liabilities and obligations related to employee future benefits. Actual results could differ from those estimates. These estimates are reviewed periodically, and, as adjustments become necessary, they are reported in income in the year in which they become known.

(o) Joint ventures:

Joint ventures are accounted for under the proportionate consolidation method. The University accounts for its interest in the joint venture on a line by line basis in the financial statements and eliminates any inter-organizational transactions and balances. Accounting policies of the joint venture are conformed to those of the University before it is proportionately consolidated.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

2. Cash and cash equivalents:

The fair values of the cash and cash equivalents are comprised of:

	2025	2024
Cash and cash equivalents	\$ 73,116	\$ 72,921
Held for future capital projects Cash and cash equivalents	8,719	1,905
	<u>\$ 81,835</u>	<u>\$ 74,826</u>

3. Restricted investments:

The fair value of investments are as follows:

	2025	2024
Invested for endowments:		
Cash and cash equivalents	\$ 102	\$ 210
Walter Scott & Partners Global Equity Fund	40,691	40,555
Mawer Global Equity Pooled Fund	39,177	41,042
Barings Global High Yield Credit Strategies Fund	26,677	25,174
PH&N Core Plus Fixed Income	25,364	23,164
	<u>132,011</u>	<u>130,145</u>
Invested for unspent capital projects:		
Cash and cash equivalents (note 8)	2,991	1,586
Invested for future debt repayments:		
Mawer Balanced Fund	18,938	14,489
Invested for employee future benefits:		
Mawer Balanced Fund	8,607	7,821
Invested for other restricted purposes:		
Cash and cash equivalents	59,127	66,104
Canada Games Park capital reserve	1,231	783
	<u>60,358</u>	<u>66,887</u>
	<u>\$ 222,905</u>	<u>\$ 220,928</u>

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

3. Restricted investments (continued):

Investments are allocated as follows:

	2025	2024
Comprised as follows		
Cash and guaranteed investment certificates	\$ 41,720	\$ 49,400
Guaranteed investment certificates (maturing after April 30, 2026)	20,500	18,500
Pooled endowment fund	131,908	129,935
Pooled investment fund	27,545	22,310
Other	1,231	783
	\$ 222,905	\$ 220,928

4. Capital assets:

April 30, 2025	Cost	Accumulated amortization	Net book value
Land	\$ 56,487	\$ -	\$ 56,487
Buildings	742,433	363,095	379,338
Furnishings and equipment	112,825	79,426	33,399
Library books	49,854	47,221	2,633
	\$ 961,599	\$ 489,742	\$ 471,857
April 30, 2024	Cost	Accumulated amortization	Net book value
Land	\$ 56,487	\$ -	\$ 56,487
Buildings	732,259	337,176	395,083
Furnishings and equipment	106,922	72,172	34,750
Library books	48,767	46,438	2,329
	\$ 944,435	\$ 455,786	\$ 488,649

Included in buildings and furnishings and equipment is \$6,111 (2024 - \$3,160) of construction in progress that was not amortized during the year.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

4. Capital assets (continued):

The increase in net book value of capital assets is due to the following:

	2025	2024
Balance, beginning of year	\$ 488,649	\$ 510,485
Capital assets funded by deferred capital contributions	10,422	5,755
Capital assets internally financed	7,925	8,871
Capital assets financed by proceeds of long term debt	(100)	(1,535)
Amortization of capital assets	(35,039)	(34,927)
Balance, end of year	\$ 471,857	\$ 488,649

5. Deferred contributions:

Deferred contributions represent unspent externally restricted grants and donations for research and other restricted purposes. The changes in the deferred contributions balance are as follows:

	2025	2024
Balance, beginning of year	\$ 12,393	\$ 14,309
Grants, donations and other expendable funds received	15,701	14,333
Amounts recorded as revenue during the year	(16,684)	(16,249)
Balance, end of year	\$ 11,410	\$ 12,393

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

6. Long-term debt:

	2025	2024
Fixed rate instruments:		
Earp student residence:		
7.2% loan with certain residences and investments pledged as security, with monthly blended payments of principal and interest of \$91, due October 1, 2028	\$ 3,353	\$ 4,167
Lowenberger student residence:		
7.2% loan with certain residences and investments pledged as security, with monthly blended payments of principal and interest of \$72, due October 1, 2028	2,662	3,307
Major capital projects:		
Serial mortgage with fixed monthly principal payments of \$83 and interest at 4.815%, due on June 3, 2029 (2024 - 2.49% interest only payments with the principal repayable in full on or before June 3, 2024)	24,167	14,400
3401 Schmon Parkway:		
Serial mortgage with fixed monthly principal payments of \$129 and interest at 3.91%, due on June 28, 2027	11,108	12,658
	41,290	34,532
Less current portion	(4,117)	(17,409)
	\$ 37,173	\$ 17,123

Debt maturities:

The following are the future minimum annual debt principal repayments due over the next five fiscal years and thereafter:

2026	\$ 4,117
2027	4,234
2028	10,818
2029	1,955
2030	20,166
Thereafter	
	\$ 41,290

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025
(in thousands of dollars)

6. Long-term debt (continued):

(a) Bank credit facility:

The University has available an operating line of credit of \$20,000 that was not utilized at April 30, 2025. The interest rate on the operating line of credit, when drawn, is the Bank's Prime lending rate from time to time minus 0.75% (the prime rate at April 30, 2025 was 4.95%). Amounts are due on demand.

(b) Interest rate swap:

The University has entered into interest rate swap agreements to manage the volatility of interest rates.

During the year, the University converted a net notional of \$25,000 of floating rate long-term debt relating to Major capital projects. The fixed rate paid under the interest rate swap is 4.815%. The maturity date of the interest rate swap is the same as the maturity date of the associated long-term debt of June 3, 2029.

The University converted a net notional of \$15,500 of floating rate long-term debt relating to the acquisition of 3401 Schmon Parkway. The fixed rate paid under the interest rate swap is 3.91%. The maturity date of the interest rate swap is the same as the maturity date of the associated long-term debt of June 28, 2027.

The notional and fair values of the interest rate swap agreements is as follows:

	2025		2024	
	Notional value	Fair value	Notional value	Fair value
Major capital projects	\$ 24,167	\$ 25,585	\$ 14,400	\$ 14,322
3401 Schmon Parkway	11,108	11,280	12,658	12,357
	\$ 35,275	\$ 36,865	\$ 27,058	\$ 26,679

The fair value of the swaps are determined using the benchmark valuation methodology without consideration for non-performance or counterparty risk.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025
(in thousands of dollars)

7. Debenture payable:

	2025	2024
Series A debenture payable, bearing interest at 4.967%, \$2,309 payable interest only semi-annually, due December 14, 2045	\$ 93,000	\$ 93,000
Deferred refinancing expenses	(2,381)	(2,444)
Series B debenture payable, bearing interest at 3.033%, \$1,896 payable interest only semi-annually, due May 17, 2060	125,000	125,000
Deferred refinancing expenses	(459)	(472)
	\$ 215,160	\$ 215,084

The fair value of the debenture payable due December 14, 2045 (Series A) is \$95,319 (2024 - \$90,502). Fair value has been determined using the market quote of the debenture which as at April 30, 2025 was \$102.49 (2024 - \$97.31).

The fair value of the debenture payable due May 17, 2060 (Series B) is \$86,245 (2024 - \$82,794). Fair value has been determined using the market quote of the debenture which as at April 30, 2025 was \$69.00 (2024 - \$66.24).

The University has established two internal sinking funds for each of the Series A and Series B debentures and purchased units in the Mawer Balanced Fund with a market value of \$11,107 (2024 - \$9,613) and \$7,831 (2024 - \$4,876) respectively. It is the University's policy to annually review the sinking fund investment structure and required contributions so that the ultimate proceeds of the investments will be applied against the Series A and B debenture payable.

8. Deferred capital contributions:

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

	2025	2024
Balance, beginning of year	\$ 210,787	\$ 214,400
Less amortization of deferred capital contributions	(11,397)	(10,782)
Add contributions restricted for capital purposes	11,827	7,169
Balance, end of year	\$ 211,217	\$ 210,787

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

8. Deferred capital contributions (continued):

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

	2025	2024
Unamortized capital contributions used to purchase assets	\$ 208,226	\$ 209,201
Unspent capital contributions	2,991	1,586
	<u>\$ 211,217</u>	<u>\$ 210,787</u>

9. Employee future benefits obligation:

(a) Pension benefit plan:

The University sponsors a hybrid pension plan, which contains both a defined contribution component and a defined benefit component. The defined contribution component of the plan is funded by University and member contributions and provides a benefit to members based on their accumulated account balance. The defined benefit component of the plan is funded by University contributions and provides for a guaranteed minimum benefit. The latest actuarial funding valuation was performed as at July 1, 2022. The next required actuarial funding valuation will be completed on or before July 1, 2025.

The University measured its accrued benefit obligation and fair value of plan assets for accounting purposes as at April 30, 2025. A summary of the financial status of the plan is as follows:

	2025	2024
Accrued benefit obligation	\$ 696,050	\$ 667,220
Fair value of plan assets	705,615	676,685
Accrued benefit asset	<u>\$ 9,565</u>	<u>\$ 9,465</u>

The principal actuarial assumptions adopted in measuring the University's employee future benefits obligation are as follows:

	2025	2024
Discount rate on defined benefit costs	5.85%	5.85%
Rate of compensation increases	2.80% - 3.25%	2.80% - 3.25%
Expected long-term rate of return on plan assets	6.00%	6.00%

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

9. Employee future benefits obligation (continued):

(a) Pension benefit plan (continued):

The contribution and the amount expensed for the University's pension benefit plans are as follows:

	2025	2024
Current service cost (defined contribution)	\$ 14,807	\$ 14,172
Current service cost (defined benefit)	1,093	839
Unfunded liability (going concern)	534	611
Total	\$ 16,434	\$ 15,622

(b) Other benefit plans:

The University has a number of non-pension future benefits that are available to most of its employees. These non-pension benefits include retiree medical and dental benefits until the age of 65, accumulating sick leave benefits and pre-retirement leave benefits and, for specific employees, a health-care spending account. The latest actuarial accounting valuation was performed as at April 30, 2025.

A summary of the financial status of the plans is as follows:

	2025	2024
Accrued benefit obligation	\$ 32,840	\$ 30,547
Fair value of plan assets	-	-
Accrued benefit liability	\$ 32,840	\$ 30,547

The University established an internally restricted reserve (note 12) for employee future benefits of \$9,552 (2024 – \$8,742).

The principal actuarial assumptions adopted in measuring the University's employee future benefits obligation are as follows:

	2025	2024
Discount rate	4.40% - 4.90%	5.10% - 5.20%
Prescription drug costs	6.36% decreasing to 4.00% in and after 2040	6.52% decreasing to 4.00% in and after 2040
Other benefits costs	4.00%	4.00%
Health Care Spending Account	2.00%	2.00%

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

9. Employee future benefits obligation (continued):

(b) Other benefit plans (continued):

The expense for the University's other benefit plans is as follows:

	2025	2024
Non-pension defined benefit plans	\$ 5,278	\$ 4,844
Non-pension benefit plans	642	666
Total	\$ 5,920	\$ 5,510

10. Endowments:

(a) Change in endowment net assets:

The following were recorded directly to endowment net assets:

	2025	2024
Contributions restricted for endowments	\$ 893	\$410
Investment income	17,023	4,104
Internally allocated for endowment spending	(3,675)	(3,523)
Unrealized (loss) gain	(12,375)	6,822
	\$ 1,866	\$ 7,813

It is the University's policy to endow any amounts not made available for spending during the fiscal year. These amounts are recorded as a direct increase to endowments as preservation of capital.

(b) Contributions restricted for endowments consist of the following:

	2025	2024
Externally endowed	\$ 122,993	\$ 121,198
Internally endowed	9,018	8,947
	\$ 132,011	\$ 130,145

(c) Ontario Student Opportunity Trust Fund, Phase One:

Externally restricted endowments include grants provided by the Government of Ontario from the Ontario Student Opportunity Trust Fund ("OSOTF") matching program, Phase One to award student aid as a result of raising an equal amount of endowed donations. The OSOTF represents a portion of the endowment fund.

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

10. Endowments (continued):

(c) Ontario Student Opportunity Trust Fund, Phase One (continued):

Schedule of Changes in Expendable Funds Available for Awards:

	2025	2024
Expendable funds available for awards, beginning of year	\$ 1,780	\$ 1,775
Investment income eligible for expenditures	1,944	473
Bursaries awarded	(471)	(467)
Expendable funds available for awards, end of year	\$ 3,253	\$ 1,781
Total OSOTF, Phase One, end of year	\$ 15,332	\$ 12,305
Number of bursaries awarded	130	130

Schedule of Changes in Endowment Balance based on book and market value:

	2025		2024	
	Market	Book	Market	Book
Endowment balance, beginning of year	\$ 16,611	\$10,526	\$ 15,755	\$ 10,452
Unrealized (loss) gain for the year	(1,423)	-	782	-
Investment income less bursaries awarded	1,555	1,554	74	74
Endowment balance, end of year	\$ 16,743	\$ 12,080	\$ 16,611	\$ 10,526

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

10. Endowments (continued):

(d) Ontario Student Opportunity Trust Fund, Phase Two:

Externally restricted endowments include grants provided by the Government of Ontario from the OSOTF matching program, Phase Two to award student aid as a result of raising an equal amount of endowed donations. The OSOTF represents a portion of the endowment fund.

Schedule of Changes in Expendable Funds Available for Awards:

	2025	2024
Expendable funds available for awards, beginning of year	\$ 1,090	\$ 1,051
Investment income eligible for expenditures	748	182
Bursaries awarded	(143)	(143)
Expendable funds available for awards, end of year	\$ 1,695	\$ 1,090
Total OSOTF, Phase Two, end of year	\$ 6,311	\$ 5,117
Number of bursaries awarded	31	31

Schedule of Changes in Endowment Balance based on book and market value:

	2025		2024	
	Market	Book	Market	Book
Endowment balance, beginning of year	\$ 6,315	\$ 4,027	\$ 5,992	\$ 4,007
Unrealized (loss) gain for the year	(545)	-	303	-
Investment income less bursaries awarded	589	589	20	20
Endowment balance, end of year	\$ 6,359	\$ 4,616	\$ 6,315	\$ 4,027

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

10. Endowments (continued):

(e) Ontario Trust for Student Support:

Externally restricted endowments include grants provided by the Government of Ontario from the Ontario Trust for Student Scholarship ("OTSS") matching program to award student aid as a result of raising an equal amount of endowment donations to an allocated ceiling. The OTSS represents a portion of the endowment fund.

Schedule of Changes in Expendable Funds Available for Awards:

	2025		2024	
Expendable funds available for awards, beginning of year	\$	6,342	\$	6,069
Investment income eligible for expenditures		4,090		999
Bursaries awarded		(743)		(726)
Expendable funds available for awards, end of year	\$	9,689	\$	6,342
Total OTSS, end of year	\$	35,107		28,540
Number of bursaries awarded		370		355

Schedule of Changes in Endowment Balance based on book and market value:

	2025		2024	
	Market	Book	Market	Book
Endowment balance, beginning of year	\$ 35,063	\$ 22,196	\$ 33,285	\$ 22,085
Unrealized (loss) gain for the year	(2,964)		1,667	-
Investment income less bursaries awarded	3,221	3,222	111	111
Endowment balance, end of year	\$ 35,320	\$ 25,418	\$ 35,063	\$ 22,196

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

11. Net assets invested in capital assets:

(a) Net assets invested in capital assets consist of the following:

	2025	2024
Capital assets, net (note 4)	\$ 471,857	\$ 488,649
Less amounts financed by:		
Long-term debt	(25,066)	(20,132)
Deferred capital contributions (note 8)	(208,226)	(209,201)
Debenture payable	(195,935)	(197,437)
Cash and cash equivalents held for future capital projects (note 2)	8,719	1,905
Balance, end of year	\$ 51,349	\$ 63,784

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

	2025	2024
Repayment of long-term debt	\$ 3,282	\$ 2,908
Purchase of capital assets internally financed (note 4)	7,925	8,871
Increase in invested in capital assets	11,207	11,779
Amortization expense	(35,039)	(34,927)
Less amortization of deferred capital contributions	11,397	10,782
Decrease in invested in capital assets	(23,642)	(24,145)
Net change in invested in capital assets	\$ (12,435)	\$ (12,366)

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

12. Internally restricted net assets:

Internally restricted net assets for allocation and spending in subsequent years consist of the following:

	2025	2024
Capital and infrastructure projects and reserves	\$ 14,904	\$ 17,059
Operating project accounts	5,008	5,874
Research funds with no external obligations	4,063	4,501
Start-up funds	3,617	4,204
Professional expense reimbursement accounts	4,635	4,740
Sinking fund	12,951	10,003
Employee future benefits reserve (note 9)	9,552	8,742
Contingency reserve	7,003	6,791
Canada Games Park capital reserve	1,231	783
Strategic initiative fund	16,983	19,771
	\$ 79,947	\$ 82,468

13. Commitments:

- a) As at April 30, 2025, the estimated costs to complete approved capital and renovation projects are approximately \$16,235 (2024 - \$33,503), which will be funded by government grants, donations, debt and operations.
- b) The following are the future minimum annual operating lease payments due over the next five fiscal years and thereafter:

2026	\$ 2,594
2027	2,190
2028	2,014
2029	1,896
2030	1,883
Thereafter	21,487
	\$ 32,064

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

14. Canadian Universities Reciprocal Insurance Exchange:

The University is a member of the Canadian Universities Reciprocal Insurance Exchange (CURIE). CURIE is a pooling of the property damage and public liability insurance risks of its members. All members pay annual deposit premiums that are actuarially determined and are subject to further assessment in the event members' premiums are insufficient to cover losses and expenses. No assessment has been made for the year ended April 30, 2025.

15. Contingencies:

The nature of the University's activities are such that there may be litigation pending or in the prospect at any time. With respect to claims at April 30, 2025, the Administration believes that the University has valid defenses and appropriate insurance coverage in place. In the event any claims are successful, Administration believes that such claims are not expected to have a material effect on the University's financial position. No provision has been accrued in these financial statements.

16. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of \$5,442 (2024 - \$5,174), which includes amounts payable for payroll-related taxes.

17. Research revenue and expenses:

The Statement of Operations consolidates all the revenue and expense activity of the University. The schedule below separates externally restricted research revenue and expense by financial statement line item for increased transparency of research grant activity.

	2025	2024
Revenues:		
Grant revenue	\$ 16,684	\$ 16,249
Grant revenue – central overhead	218	281
	16,902	16,530
Expenses:		
Salaries and benefits	4,050	3,724
Operating expenses	7,232	6,665
Scholarships, fellowships and bursaries	4,111	3,469
Expendable equipment, repairs and maintenance	1,509	2,672
	16,902	16,530
Excess of revenue over expenses	\$ -	\$ -

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025
(in thousands of dollars)

18. Financial risks:

Financial risks have not changed significantly as compared to the prior year.

(a) Credit risk:

Credit risk refers to the risk that a counterparty may default on its contractual obligations resulting in a financial loss. The University deals with creditworthy counterparties to mitigate the risk of financial loss from defaults.

The carrying amount of accounts receivable is valued with consideration for an allowance for doubtful accounts. The amount of any related impairment loss is recognized in the statement of operations. Subsequent recoveries of impairment losses related to accounts receivable are credited to the statement of operations. The balance of the allowance for doubtful accounts at April 30, 2025 is \$5,958 (2024 - \$6,996).

(b) Interest rate risk:

The University is exposed to interest rate risk on its fixed and floating interest rate financial instruments. Fixed-interest instruments subject the University to a fair value risk while the floating-rate instruments subject it to a cash flow risk.

The University mitigates interest rate risk on its term debt through derivative financial instruments (interest rate swaps) that exchange the variable rate inherent in the term debt for a fixed rate (see note 6). Therefore, fluctuations in market interest rates would not impact future cash flows and operations relating to the term debt. There have been no changes in interest rate risk exposure as compared to the prior year.

(c) Currency risk:

The University is exposed to foreign currency risk with respect to its investments denominated in foreign currencies, including underlying investments in pooled funds denominated in foreign currencies because the fair value and future cash flows will fluctuate due to the changes in the relative value of the foreign currencies against the Canadian dollar. The University manages currency risk through monitoring activities and adherence to the investment policy. The University currently holds forward contracts to hedge 50% of its exposure to US dollar equity investments held in the endowment fund. At year end, the University had forward foreign exchange contracts to sell currency with an aggregated value of \$17,573 USD (2024 - \$16,394 USD). At April 30, 2025, there is an approximate \$185 (2024 - \$411) unrealized foreign exchange loss resulting from the mark to market of foreign exchange contracts.

(d) Liquidity risk:

Liquidity risk is the risk of being unable to meet cash requirements or to fund obligations as they become due. Accounts payable and accrued liabilities are generally paid shortly after year end. For long-term debt, the University has established investments to provide for cash flow requirements (notes 6 and 7).

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

18. Financial risks (continued):

(e) Market risk:

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate as a result of market factors. The University's investment policies detail the objectives, management and guidelines of investment, as well as providing for an appropriate risk tolerance strategy.

19. Canada Games Park:

The University entered into a Consortium agreement with the Niagara Region, City of St. Catharines and City of Thorold (together with the University, the "Consortium") for the construction of Canada Games Park, which was substantially complete on February 11, 2022. The facility is located on lands owned by the University and leased to the Consortium for a nominal fee until February 2060. A decision to either renew the land lease or transfer facility ownership to the University is scheduled for year 30 of the agreement in 2052. The University has a 25% ownership in the Canada Games Park facility and is a one-third operating partner of the facility. The financial results of Canada Games Park are proportionately consolidated with those of the University.

The amounts included in these financial statements, including the impact of eliminating entries, are as follows:

Statement of Financial Position

	2025	2024
Assets:		
Cash and cash equivalents	\$ 171	\$ 88
Accounts receivable	27	79
Prepaid expenses	9	34
Inventory	2	4
Capital assets	22,677	24,054
	22,886	24,259
Liabilities and Net Assets:		
Accounts payable	64	107
Deferred revenue	24	23
Deferred capital contributions	22,706	24,047
Net assets	92	82
	\$ 22,886	\$ 24,259

BROCK UNIVERSITY

Notes to Financial Statements

Year ended April 30, 2025

(in thousands of dollars)

19. Canada Games Park (continued):

Statement of Operations

	2025	2024
Revenues:		
Sales and services	\$ 636	\$ 543
Amortization of deferred capital contributions	978	1,004
	1,614	1,547
Expenses:		
Salaries and benefits	349	318
Operating expenses	(103)	(122)
Utilities and taxes	173	154
Expendable equipment, repairs and maintenance	134	130
Amortization of capital assets	1,051	1,050
	1,604	1,530
Excess of revenue over expenses	\$ 10	\$ 17

The University will contribute annually its proportionate share of an amount equal to 1.5% of the initial hard costs of constructing the facility into a capital reserve fund held by the Niagara Region for future capital repairs and improvements. The balance of the capital reserve as of April 30, 2025 is \$1,231 (note 3).

20. Comparative information:

Certain comparative information has been reclassified to conform with the financial statement presentation adopted in the current year.