

Financial Statements

The Master and Fellows of Massey College

April 30, 2018

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Independent Auditor's Report

Grant Thornton LLP 11th Floor 200 King Street West Toronto, ON M5H 3T4

T +1 416 366 0100 F +1 416 360 4949 www.GrantThornton.ca

To The Principal and Fellows of Massey College

We have audited the accompanying financial statements of **The Master and Fellows of Massey College**, which comprise the statement of financial position as at April 30, 2018, and the statements of operations and changes in fund balances and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

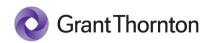
Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that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

Auditor's responsibility

Our responsibility is to express an opinion on these 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the 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 entity'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 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 financial statements present fairly, in all material respects, the financial position of **The Master and Fellows of Massey College** as at April 30, 2018, and the results of its operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Toronto, Canada September 28, 2018

Chartered Professional Accountants Licensed Public Accountants

Grant Thornton LLP

The Master and Fellows of Massey College Statement of Financial Position

As at April 30	2018	2017
Assets		
Current assets		
Cash	\$ 108,092	\$ 88,263
Accounts receivable	53,315	113,524
Inventory	<u>26,042</u>	<u>26,558</u>
	187,449	228,345
Investments (Note 3)	12,606,860	11,960,891
Property and equipment (Note 4)	1,860,051	1,928,325
	\$ 14,654,360	\$ 14,117,561
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Liabilities		
Current liabilities		
Accounts payable and accrued liabilities (Note 5)	\$ 213,337	\$ 211,134
Deferred revenue	85,413	37,021
Funds held for others	45,972	52,111
	344,722	300,266
Fund balances		
Operating deficiency	(489)	<u>(815</u>)
Restricted funds		
Externally restricted	2,840,321	2,235,545
Internally restricted	391,428	363,516
,	3,231,749	2,599,061
Endowed funds		
Endowed	6,509,125	6,444,125
Externally restricted	2,709,202	2,846,599
·	9,218,327	9,290,724
Capital fund		
Invested in property and equipment	<u>1,860,051</u>	1,928,325
	\$ 14,654,360	\$ 14,117,561
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Contractual obligations (Note 11)

On behalf of the Governing Board

Director	Director	

Statement of Operations and Changes in Fund Balances

Year ended April 30

	Opera	ting fund		Restricted funds		Endowed funds		Capit	al fund	Total		
_	<u>2018</u>	<u>20</u>	<u>17</u>	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	<u>2018</u>	<u>2017</u>	
Revenue Term fees	610.753	ф <u>Б</u> 90 0	77 \$	•	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 610,753	\$ 589.077	
Rental income	653,718	ъ 569,0 704,4		• -	Φ -	J -	φ -	.	Φ -	653,718	704,497	
Residents' meals	390,501	378,1		_	_	_		_		390,501	378,117	
Catering and other meals	636,484	733,5		_	_	_	_	_	_	636,484	733,521	
The Quadrangle Fund donation (Note 6)	159,408	154,5		_	_	_	_	_	_	159,408	154,586	
Miscellaneous donations	20,803	8,8		850,552	700,259	65,000	350,000	_	_	936,355	1,059,158	
Payments from the University of	20,000	0,0		000,002	700,200	00,000	000,000			000,000	1,000,100	
Toronto (Note 7)	_		_	211,031	235,580	_	_	_	_	211,031	235,580	
Earnings on investments (Note 3(b))	_		-	87,754	183,114	283,738	791,519	-	-	371,492	974,633	
Other revenue	26,482	31,5	42	-		-	- ,	-	_	26,482	31,542	
-	2,498,149	2,600,2		1,149,337	1,118,953	348,738	1,141,519	-		3,996,224	4,860,711	
Expenses												
Residence	286,717	277,2	36	-	-	-	-	-	-	286,717	277,236	
Dining and catering	957,923	975,2	40	-	-	-	-	-	-	957,923	975,240	
College programmes	182,506	164,6		328,901	355,608	-	-	-	-	511,407	520,219	
General and administrative	915,653	830,7		38,580	83,941	102,506	101,949	-	-	1,056,739	1,016,639	
Library	59,994	55,3	90	91,972	105,284	-	-	-	-	151,966	160,674	
Journalism programmes	-		-	70,181	90,559	-	-	-	-	70,181	90,559	
Amortization	-		-	-	-	-	-	140,797	140,110	140,797	140,110	
Bursaries and awards				328,151	385,269					328,151	385,269	
-	2,402,793	2,303,2	<u> 26</u>	857,785	1,020,661	102,506	101,949	140,797	140,110	3,503,881	3,565,946	
Excess (deficiency) of revenue over expenses	95,356	297,0	13	291,552	98,292	246,232	1,039,570	(140,797)	(140,110)	492,343	1,294,765	
Fund balances (deficiency), beginning of year	(815)	(1,5	21)	2,599,061	1,947,982	9,290,724	8,548,078	1,928,325	2,027,991	13,817,295	12,522,530	
Interfund transfers (Note 9)				070 004	050.000	(070.004)	(050,000)					
Expendable portion of Endowed funds	-		-	278,801	259,809	(278,801)	(259,809)	-	-	-	-	
Transfer to Capital fund from Restricted funds	-		-	(72,523)	(40,444)	-	-	72,523	40,444	-	-	
Transfer to Restricted funds from Operating	(4.40.000)	(0.11.0	00)	440.000	044 000							
fund	(146,000)			146,000	341,886	(20,000)	(07 445)	-	-	-	-	
Other transfers	50,970	45,5	<u> /9</u>	(11,142)	(8,464)	(39,828)	(37,115)					
Fund balances (deficiency), end of year	(489)	\$ (8	<u>15</u>) \$	3,231,749	\$ 2,599,061	\$ 9,218,327	\$ 9,290,724	\$ 1,860,051	\$ 1,928,325	<u>\$ 14,309,638</u>	<u>\$ 13,817,295</u>	

The Master and Fellows of Massey College Statement of Cash Flows					
Year ended April 30	2018	2017			
Increase (decrease) in cash					
Operating Excess of revenue over expenses Items not affecting cash	\$ 492,343	\$ 1,294,765			
Realized and unrealized gains (Note 3(b)) Amortization	(9,680) 140,797 623,460	(646,055) 140,110 788,820			
Change in non-cash working capital items Accounts receivable Inventory Accounts payable and accrued liabilities Deferred revenue Funds held for others	60,209 516 2,203 48,392 (6,139) 105,181	(3,451) (553) 52,862 19,157 (26,306) 41,709			
Investing Net investment disposals, interest and dividends reinvested and investment management fees The Quadrangle Fund donation received in the form of investments (Note 6) Purchase of property and equipment	728,641 (476,881) (159,408) (72,523) (708,812)	(803,327) (154,586) (40,444) (998,357)			
Increase (decrease) in cash	19,829	(167,828)			
Cash Beginning of year	<u>88,263</u>	<u>256,091</u>			

End of year

108,092

88,263

Notes to the Financial Statements

April 30, 2018

1. Purpose and organization

The Master and Fellows of Massey College ("Massey College" or the "College") was incorporated without share capital by a Special Act of the Province of Ontario and is a Registered Charity under the terms of the Income Tax Act (Canada). Massey College is deemed to control The Quadrangle Fund (Note 6).

The goal of the founders, Vincent Massey, Claude Bissell and Robertson Davies, was to create a fellowship for the advancement of learning; to maintain a hall of residence for graduate students at the University of Toronto (the "University"); and to provide amenities and facilities for a community of scholars. The members of the College form a multidisciplinary and diverse society that includes distinguished senior scholars, eminent members beyond the academic world and junior fellows.

In 1963, the College was built and furnished by the Massey Foundation on campus property granted to the College by the University of Toronto.

2. Summary of significant accounting policies

These financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations ("ASNPO"). ASNPO requires entities to select policies appropriate for their circumstances from policies provided in these standards. The significant accounting policies selected by the College and applied in these financial statements are summarized below.

Fund accounting

The College uses fund accounting to present its financial statements whereby resources for particular purposes are classified for accounting and reporting purposes into one of the following funds.

Operating fund

The Operating fund consists of donations, revenue and expenses relating to the operations of the College not included in the other funds outlined below.

Restricted funds

Donations for specific purposes and the expendable portion of investments of endowed funds, net of expenditures thereof, comprise the Restricted funds. The internally restricted segment represents funds transferred at the discretion of the College to a restricted fund.

Capital fund

The Capital fund reflects capital expenditures on property and equipment of the College, net of related accumulated amortization.

Notes to the Financial Statements

April 30, 2018

2. Summary of significant accounting policies (continued)

Fund accounting (continued)

Endowed funds

Endowed capital represent gifts and bequests to be held by the College in perpetuity, where the principal is invested to create a source of income to support the purposes specified by the donor and is accounted for within the respective endowment fund. The externally restricted portion of the endowed funds represents net earnings on the original endowment, augmenting endowed capital for inflation protection.

Financial instruments

The College considers any contract creating a financial asset, liability or equity instrument as a financial instrument, except in certain limited circumstances. The College accounts for the following as financial instruments:

- Cash
- Accounts receivable
- Investments
- Accounts payable
- Funds held for others

Financial assets or liabilities obtained in arm's length transactions are initially measured at their fair value and financial assets or liabilities obtained in related party transactions are measured at their exchange amount.

At each reporting date, the College measures its financial assets and liabilities at amortized cost with the exception of investments, which are measured at fair value. Fair value of the investments are determined using active market quoted rates. Unrealized gains and losses arising from the change in the fair value of the investments are recorded as part of the excess of revenue over expenses for the year.

Inventory

Inventory is recorded at the lower of cost and net realizable value and is depleted using the weighted average cost method. Inventory expensed during the year is recorded in the statement of operations as dining and catering and college programmes expense.

Investments

Investments of the College and The Quadrangle Fund are managed as a single portfolio. Earnings on investments and investment management fees are allocated to the Quadrangle Fund and the College's invested funds in proportion to the weighted average balance of each fund. Investment management fees are included in general and administrative expenses.

Notes to the Financial Statements

April 30, 2018

2. Summary of significant accounting policies (continued)

Property and equipment

Property and equipment is recorded in the Capital Fund at cost. The College amortizes the cost of property and equipment on a straight-line basis over its estimated useful life as follows:

Building improvements - 30 years
Furniture and equipment - 5 years
Air conditioning - 10 years
Computer hardware and software - 5 years

The College records a half year of amortization in the year the property or equipment is acquired and put into use.

Both the College's art collection and rare books collection are presented in the statement of financial position at a nominal amount. During the fiscal year, the College received and receipted an amount of \$8,960 (2017 - \$37,845) in the form of a rare books donation.

Revenue recognition

Donations are recognized as revenue in the year received or receivable except restricted donations recorded in the Operating Fund, which are deferred and recognized in the year in which the related expenses are incurred. Unrestricted donations are recognized as revenue of the Operating Fund in the year received or receivable.

The College recognizes term fees, rental income, residents' meals, catering and other meals and other revenue in the period in which the services are provided and collectability is reasonably assured. Payments from the University are recognized as revenue when received or receivable.

Contributed goods and property, art, rare books and services

Contributed goods and property are recorded at their fair value as appraised by independent third parties where the value of goods and property are greater than one thousand dollars. Where contributed goods and property are valued at less than one thousand dollars, the appraisal is performed internally. Contributed art and rare books are recognized at a nominal value. Contributed services are not recorded in the accounts of the College.

Use of estimates

The preparation of financial statements in conformity with ASNPO requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the year. The items requiring the use of significant estimates include the estimated useful lives of property and equipment and accrued liabilities. Actual results could differ from these estimates.

Notes to the Financial Statements

April 30, 2018

2. Summary of significant accounting policies (continued)

Controlled not-for-profit organization

Massey College is deemed to fully control The Quadrangle Fund since the directors of The Quadrangle Fund are also members of Massey College. The College follows the disclosure approach to reporting the results of the Quadrangle Fund (Note 6) and accordingly, the financial results are not consolidated with those of the College. Accounting policies followed by The Quadrangle Fund are consistent with those of Massey College.

3. Investments

 a) Investments held, and the allocation between Massey College and The Quadrangle Fund, are as follows:

are as rollows.	2018	2017
Canadian equities Bonds Foreign equities Cash and cash equivalents held for investment purposes	\$ 7,765,590 5,471,568 3,257,358 695,330	\$ 7,243,878 5,381,663 2,543,902 1,443,546
	\$ 17,189,846	\$16,612,989
Investments allocation by entity Massey College The Quadrangle Fund (Note 6)	\$ 12,606,860 4,582,986 \$17,189,846	\$11,960,891 4,652,098 \$16,612,989
b) Earnings on investments of Massey College, consists of		ψ10,012,303
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	2018	2017
Realized and unrealized gains Dividend income Interest income	\$ 9,680 226,200 135,612	\$ 646,055 210,122 118,456
	\$ 371,492	\$ 974,633

Notes to the Financial Statements

April 30, 2018

4. Property and equipment

			2018	2017
	Cost	Accumulated Amortization	Net Book <u>Value</u>	Net Book <u>Value</u>
Building improvements Furniture and	\$ 5,273,235	\$(3,521,231)	\$ 1,752,004	\$1,844,322
equipment	2,089,650	(2,047,564)	42,086	42,274
Air conditioning	910,542	(890,690)	19,852	22,906
Computer hardware and				
software	153,119	(107,012)	46,107	18,821
Art collection	1	-	1	1
Rare books collection	1	_	1	1
	\$ 8,426,548	\$(6,566,497)	\$ 1,860,051	\$ 1,928,325

The College building is on land donated by the University in 1961. As the land cannot be sold by the College but reverts to the University in the case of the dissolution of the College, there is no value reported for the land and original building cost.

5. Accounts payable and accrued liabilities

Accounts payable include government liabilities of \$4,886 (2017 - \$15,373).

6. The Quadrangle Fund

The Quadrangle Fund was incorporated without share capital under the Corporations Act (Ontario), and is a Registered Charity under the terms of the Income Tax Act (Canada). Its objective is to receive and maintain funds for the benefit of Massey College. The following represents a financial summary of The Quadrangle Fund.

Acceta	 <u>2018</u>	_	2017
Assets Investments	\$ 4,582,986	\$	4,652,098
Liabilities Accrued liabilities	\$ 3,954	\$	4,102
Fund balance	 4,579,032		4,647,996
	\$ 4,582,986	\$	4,652,098
Revenue and expenses Earnings on investments	\$ 141,447	\$	403,836
Donation to Massey College Investment management fees	 (159,408) (51,003)		(154.586) (51,242)
Excess (deficiency) of revenue over expenses	\$ (68,964)	\$	198,008

Notes to the Financial Statements

April 30, 2018

7. Transactions with the University of Toronto

With the approval of the Governing Board in prior years, endowed funds in the amount of \$1,285,400 were paid to the University under a programme of matching contributions which tripled the original amount. These funds are held for the benefit of students who are members of Massey College, in compliance with the Ontario Student Opportunity Trust Funds. All funds held by the University for the benefit of members of Massey College are endowed and invested in the University's Long-Term Capital Appreciation Pool, and as at April 30, 2018 amounted to a fair value of \$5,749,700 (2017 - \$5,579,652).

Annual distributions from earnings of these funds is determined by the University. In fiscal 2018, the distribution was \$194,553 (2017 - \$190,840) which is reflected as part of the restricted funds received from the University of \$452,073 (2017 - \$421,408). The amount of \$452,073 is reflected as term fees in fiscal 2018 of \$120,521 (2017 - \$92,914), residents' meals \$120,521 (2017 - \$92,914) with the balance of \$211,031 (2017 - \$235,580) recorded as payments from the University of Toronto. This latter amount is used to support the Journalism, Scholars at Risk and other programmes at the College.

During the fiscal year, catering and other meals revenue earned from the University amounted to \$293,489 (2017 - \$326,988). In addition, the University paid for office space at the College in the amount of \$125,000 (2017 - \$125,000), which is included as part of rental income.

During fiscal 2018, Massey College incurred costs from the University for pension plan premiums in the amount of \$203,884 (2017 - \$180,709), for maintenance and college programs in the amount of \$32,552 (2017 - \$34,949), which have been accounted for in general administrative expenses in the amount of \$24,248 (2017 - \$22,237), in residence expenses in the amount of \$619 (2017 - \$6,537), in college programs expenses in the amount of \$1,373 (2017 - \$Nil) and in dining and catering expenses in the amount of \$6,312 (2017 - \$6,175).

Also during fiscal 2018, the University was contracted by the College to complete building improvements in the amount of \$13,034 (2017 - \$4,747), which have been capitalized to property and equipment (Note 4).

In accordance with an agreement between the University and the College, certain costs associated with maintenance and operations of the premises are borne by the University, including basic utilities and capital and betterment related to safety. University funds are not provided for upgrades and renovations.

Notes to the Financial Statements

April 30, 2018

8. Objectives, policies and processes for managing capital

Massey College's capital consists of the net fund balances of the Operating, Restricted, Endowed and Capital funds.

Operating fund

The Audit Committee's (the "Committee") objective is to maintain an Operating Fund balance sufficient to meet both the annual operating requirements and the annual maintenance of property and equipment. Discrepancies from budget are discussed with the appropriate staff of the College, and where applicable, are further discussed with the Committee.

Restricted funds

Depending on the nature of each Restricted fund, appropriate staff of the College are assigned with the responsibility of carrying out the objectives of each fund. The Bursar's Office provides reporting to the appropriate staff of the College responsible for each fund. Excess funds not required in the short term are invested in accordance with the policy established by the Committee.

Endowed funds

The preservation of Endowed funds held by the College is the responsibility of both the Committee and members of Governing Board. The funds provide for the multi-dimensional programs that exist at the College including student bursaries, a journalism program, a unique library as well as an annual contribution to operations. The College's investment manager invests the funds, providing quarterly statements and monthly performance summaries. In addition, the investment manager meets with the Committee annually, reviewing benchmarks and goals to ensure safekeeping of the funds. The objective of the investment policy over the long-term is to preserve the capital of the funds with an allowance for inflation.

Capital fund

The College invests in property and equipment to provide a home for the Massey community, and to maintain the heritage site within the grounds of the University. The Committee and officers of the College are responsible for this investment, directing the procedures to be followed to ensure the smooth functioning of the building and its maintenance. The Capital Fund provides for building maintenance and additions not funded by the University (Note 7). The Principal, in consultation with the officers and members of the Committee, determines investments to be made. Funds are raised through the Restricted funds and transferred annually to the Capital Fund to meet the College's capital financing requirements. Significant capital additions are planned for and approved by the Committee who, in turn, report to Governing Board for approval of budgeted additions and improvements.

Notes to the Financial Statements

April 30, 2018

9. Interfund transfers

The expendable portion of the Endowed funds is calculated as 3.5% (2017 - 3.5%) of the five year trailing fair market value average of each endowment. The expendable portion of Endowed funds are transferred annually from the externally restricted portion of the Endowed funds to the externally restricted portion of the Restricted funds, and made available for expenditure. In fiscal 2018, this transfer amounted to \$278,801 (2017 - \$259,809). In addition, each Endowed and Restricted fund held in the form of investments is charged an annual management fee calculated as 0.5% (2017 - 0.5%) of the five year trailing fair market value average of the respective invested funds. During fiscal 2018, the management fee transfer to the Operating fund amounted to \$50,970 (2017 - \$45,579) including \$39,828 (2017 - \$37,115) from the externally restricted portion of Endowed funds and \$11,142 (2017 - \$8,464) from the Restricted funds. The rates have been set at the discretion of the Committee and are reassessed periodically based on inputs including long-term investment performance, preservation of capital and other fund restrictions and programme support requirements.

Transfers from the Restricted funds to the Capital fund in the amount of \$72,523 (2017 - \$40,444) represent funding for capital additions as allowed for by the fund's restrictions and as approved during the College's budgeting process.

Transfers from the Operating fund to the Restricted funds includes, amongst other transfers, a transfer of \$146,000 (2017 - \$235,000) that represents an internally restricted transfer for the funding of future capital maintenance and future operating needs.

10. Financial instruments

The College's financial instrument risks are as follows, and are unchanged from the prior year.

Currency risk

Currency risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of unfavourable changes in foreign exchange rates. An amount of \$3,358,207 (2017 – \$2,704,004), representing approximately 19.5% (2017 – 16.3%) of the investments held by the College and The Quadrangle Fund are denominated in US dollars. These amounts have been converted into Canadian dollars at the prevailing foreign exchange rate as of April 30, 2018. Consequently, these financial assets are exposed to foreign exchange fluctuations. The College manages its currency risk by maintaining in Canadian dollars both cash and cash equivalents sufficient to meet its annual cash flow requirements.

Notes to the Financial Statements

April 30, 2018

10. Financial instruments (continued)

Credit risk

Credit risk is the risk of financial loss occurring as a result of a counter party to a financial instrument failing to discharge an obligation or commitment to the College. The College's main credit risks relate to its accounts receivable and its fixed income investments. The College has investments of high quality that are not expected to default. As at April 30, 2018, the allowance for doubtful accounts is \$566 (2017 - \$804).

Liquidity risk

Liquidity risk is the risk that the College will encounter difficulty in meeting the obligations associated with its financial liabilities. The College is exposed to liquidity risk mainly in respect of its accounts payable and funds held for others.

The College manages its liquidity risk by forecasting cash flows from operations and investing and financing activities to ensure that it has sufficient funds available to meet current and foreseeable financial obligations.

Market risk

The College's financial instruments expose it to market risk, in particular interest rate risk and other price risk, resulting from its investment activities. The College's investments exposes the College to price risks as equity investments are subject to price changes in an open market. The College's fixed income investments are subject to interest rate price risk. The College does not use derivative financial instruments to offset the effects of these risks.

11. Contractual obligations

The College has a consulting contract for future services in the amount of \$30,000 per annum for a period ending July 31, 2024.

The College has an agreement for website costs in the amount of \$93,677. Of this amount, \$70,258 was incurred by the College as at April 30, 2018. Of the \$70,258 incurred, \$38,883 relating to the development has been capitalized as computer software and \$31,375 relating to design has been recognized as an college programmes expense.

12. Comparative figures

Comparative figures have been adjusted to conform to changes in the current year presentation.