Financial Statements of

TRINITY COLLEGE

And Independent Auditors' Report thereon

Year ended April 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Members of the Corporation of Trinity College

Opinion

We have audited the financial statements of Trinity College (the Entity), which comprise:

- the statement of financial position as at April 30, 2021
- 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 Entity as at April 30, 2021, and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

Basis for Opinion

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

We are independent of the Entity 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 Entity'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 Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditors' 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 auditors' 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.

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- 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 Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' 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 auditors' report. However, future events or conditions may cause the Entity 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.

KPMG LLP

Chartered Professional Accountants, Licensed Public Accountants

Vaughan, Canada

October 14, 2021

TRINITY COLLEGE

Statement of Financial Position
(In thousands of dollars)

April 30, 2021, with comparative information for 2020

	2021	2020
Assets		
Current assets:		
Cash	$ 492	$ 559
Accounts receivable, net of allowance of $273 (2020 - $261)	1,012	1,730
Prepaid expenses	127	72
	1,631	2,361
Investments (note 3)	133,454	105,190
Pension asset (note 9)	5,723	4,069
Capital assets (note 4)	14,823	16,372
Construction-in-progress (note 4)	6,317	2,986
	$ 161,948	$ 130,978
Liabilities and Net Assets		
Current liabilities:		
Accounts payable and accrued liabilities (note 5)	$ 4,519	$ 3,263
Deferred revenue	658	1,727
Current portion of loan payable (note 6)	22	22
	5,199	5,012
Post-employment health plan liability (note 9)	7,563	6,989
Loan payable (note 6)	21	43
Deferred contributions (note 7)	14,894	10,511
Deferred capital contributions (note 8)	18,482	8,021
	46,159	30,576
Net assets:		
Invested in capital assets (note 10)	7,401	11,272
Internally restricted (note 11)	1,758	962
Endowments (note 12)	79,503	66,088
Unrestricted net assets	27,127	22,080
	115,789	100,402
Commitment and contingency (note 16)		
	$ 161,948	$ 130,978

See accompanying notes to financial statements.

On behalf of the Board:

"Sharon Geraghty" Director

"Gerry Noble" Director

TRINITY COLLEGE

Statement of Operations
(In thousands of dollars)

Year ended April 30, 2021, with comparative information for 2020

	2021	2020
Revenue:		
Student fees	$ 4,088	$ 7,568
Grants from University of Toronto (note 2)	3,696	3,444
Government and other grants	315	392
Unrestricted donations and bequests	1,527	1,708
Grants, donations and investment income used for restricted purposes (note 7)	3,165	3,515
Sales, services and sundry	1,162	2,934
Amortization of deferred capital contributions (note 8)	952	930
	14,905	20,491
Expenses:		
Salaries and current benefits	11,308	11,567
Pension and post-employment benefits	1,575	1,353
Supplies and services	2,111	2,611
Repairs and maintenance	730	842
Utilities	595	822
Amortization of capital assets	1,911	1,922
Student awards	1,309	1,216
Food service and catering	2,025	3,002
	21,564	23,335
Excess of expenses over revenue before investment income	(6,659)	(2,844)
Investment income (note 3)	7,454	3,234
Excess of revenue over expenses	$ 795	$ 390

See accompanying notes to financial statements.

TRINITY COLLEGE

Statement of Changes in Net Assets
(In thousands of dollars)

Year ended April 30, 2021, with comparative information for 2020

	Invested in capital assets	Internally restricted	Endow-ments	Unrestricted net assets	2021 Total	2020 Total
	(note 10)	(note 11)	(note 12)			
Net assets, beginning of year	$ 11,272	$ 962	$ 66,088	$ 22,080	$ 100,402	$ 103,634
Excess (deficiency) of revenue over expenses	(959)	–	–	1,754	795	390
Net change in invested in capital assets	(2,912)	–	–	2,912	–	–
Preservation of capital (note 3)	–	–	12,133		12,133	(3,972)
Donations and bequests	–	–	1,252	–	1,252	595
Transfer to internally restricted (note 11)	–	796	–	(796)	–	–
Transfer from deferred contributions (note 7)	–	–	30	–	30	65
Change in employee future benefits	–	–	–	1,177	1,177	(310)
Net assets, end of year	$ 7,401	$ 1,758	$ 79,503	$ 27,127	$ 115,789	$ 100,402

See accompanying notes to financial statements.

TRINITY COLLEGE

Statement of Cash Flows
(In thousands of dollars)

Year ended April 30, 2021, with comparative information for 2020

	2021	2020
Cash provided by (used in):		
Operating activities:		
Excess of revenue over expenses	$ 795	$ 390
Adjustments for non-cash and non-operating items:		
Unrealized (gain) loss in value of pooled fund investments	(12,607)	462
Allocation to endowments	12,133	(3,972)
Amortization of capital assets	1,911	1,922
Amortization of deferred capital contributions	(952)	(930)
Pension and post-employment benefit expenses	1,575	1,353
Pension and post-employment benefits funding	(1,478)	(1,207)
Change in non-cash operating working capital and deferred contribution balances:		
Accounts receivable	718	(688)
Prepaid expenses	(55)	25
Accounts payable and accrued liabilities	1,256	132
Deferred revenue	(1,069)	1,291
Net change in deferred contributions	4,550	3,545
	6,777	2,323
Financing activities:		
Contributions restricted for capital purposes	11,276	181
Endowment donations and bequests	1,252	595
Loan payable	(22)	(22)
	12,506	754
Investing activities:		
Investments, net	(15,657)	485
Purchase (net of disposals) of capital assets	(362)	(1,057)
Expenditure of construction-in-progress	(3,331)	(2,619)
	(19,350)	(3,191)
Decrease in cash	(67)	(114)
Cash, beginning of year	559	673
Cash, end of year	$ 492	$ 559

See accompanying notes to financial statements.

Trinity College (the "College") is a university federated with the University of Toronto. Degrees in the Faculty of Arts and Science are awarded, under the terms of federation, by the University of Toronto. Degrees in the Faculty of Divinity are awarded conjointly with the University of Toronto. Affiliated with the College is St. Hilda's College, which provides services for women students at the College.

The College is exempt from income taxes and is a registered charity pursuant to the provisions of the Income Tax Act (Canada).

1. Significant accounting policies:

The financial statements have been prepared by management in accordance with Canadian accounting standards for not-for-profit organizations in Part III of the Chartered Professional Accountants of Canada Handbook.

(a) Revenue recognition and contributions:

The College follows the deferral method of accounting for contributions. Externally restricted contributions other than endowment contributions are recorded as deferred contributions in the statement of financial position and recognized as revenue in the year in which the corresponding expense is incurred.

Contributions for the purchase of capital assets or for construction projects are recorded as deferred until expended and amortized on the same basis as the related capital asset.

Unrestricted contributions, including unrestricted bequests, are recorded as revenue when received.

Endowment contributions are recognized as direct increases in endowment net assets.

Restricted investment income is recorded as deferred contributions in the statement of financial position and recognized as revenue in the year in which the corresponding expense is recognized. Unrestricted investment income is recognized as revenue when earned.

Student fees, sales, services and sundry revenue are recognized when the services are provided or the goods are sold.

1. Significant accounting policies (continued):

(b) Cash:

Cash consists of cash on hand and deposits in bank accounts.

(c) Investments:

The College's pooled funds and segregated investments are recorded fair values, which are based on quoted market prices. Investments held in cash are recorded at their estimated fair values.

Investment income is measured on a total return basis, which includes both realized and unrealized capital gains and losses. The allocation of investment gains or losses depends on the source and use of funds, as described in section (d) below.

(d) Allocation of investment gains/losses:

Investment gains or losses are allocated in different ways, depending on the type of fund, as follows:

(i) Deferred contributions:

Deferred contributions consist of the unspent accumulation of expendable donations, grants and investment income for restricted purposes.

Unspent expendable balances from endowments and non-endowed funds with nominal balances receive no allocation of investment gains or losses. Other deferred contributions are generally allocated investment income based on the 91-day treasury bill rate for the previous year (2021 - 0.09%; 2020 - 0.49%). For large balances, a 40% premium is applied (2020 - 40%).

1. Significant accounting policies (continued):

(ii) Endowments:

Endowments consist mainly of funds, including lectureships, scholarships, prizes and bursaries subject to externally imposed restrictions that the capital be maintained. Endowments include some internally endowed funds (note 12). The College's policy is to preserve the real value of endowments over time. To achieve this objective, investment gains or losses are allocated as follows:

- 4.00% (2020 - 4.00%), the expected long-term real rate of return, of the opening balance of each endowment is made available annually for the purpose of the endowment (this constitutes the endowment's investment income); and

- the rate of return for the year ended March 31, minus the 4.00% (2020 - 4.00%) expendable draw and a 1.00% administrative fee, is applied to the opening balance of each endowment as capital preservation (indexation). Indexation may be positive or negative.

The actual rate of return on invested funds for the year ended March 31, 2021 was a gain of 21.99% (2020 - loss of 0.81%).

(iii) Operations:

The balance of investment gains or losses, after deducting the allocations above, is recorded as investment income in the statement of operations (note 3).

(e) 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. The College has elected to carry financial instruments at fair value.

1. Significant accounting policies (continued):

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 straight-line 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 College 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 College 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.

The following risks have remained consistent with the prior year with the exception of the impact of disclosures in note 17.

(i) Market risk:

Market risk arises from the possibility that changes in market prices will affect the value of financial instruments. Accounts receivable and accounts payable are not subject to significant market risk. The College manages the market risk of its investment portfolio by investing in pooled funds in a widely diversified group of asset classes managed by external investment managers. The College monitors the performance of investment managers and their compliance with investment policies on a regular basis.

(ii) Credit risk:

Credit risk is the risk that the counterparty to a financial instrument may fail to honour an obligation. The College is exposed to credit risk in cash and accounts receivable. The College's credit risk exposure is considered to be low.

1. Significant accounting policies (continued):

(iii) Liquidity risk:

Liquidity risk is the risk that an entity will have difficulty raising funds to meet commitments in a timely fashion. The College manages liquidity risk by investing a sufficient amount to meet foreseeable needs in a highly-liquid short-term investment pool. In addition, a large proportion of its investment portfolio is in pooled funds that can be redeemed in a reasonable period should the need arise.

(iv) Foreign exchange risk:

The value of securities denominated in a currency other than the Canadian dollar will be affected by changes in the value of the Canadian dollar in relation to the value of the currency in which the security is denominated.

(f) Capital assets:

Capital assets are stated at cost at the date of purchase or fair value at the date of acquisition in the case of contributed capital assets. Repairs and maintenance costs are charged to expense. Betterments which extend the estimated life of an asset are capitalized. When a capital asset no longer, partially or fully, contributes to the College's ability to provide services, its carrying amount is written down to its residual value. Capital assets are amortized on a straight-line basis over the estimated useful lives as follows:

Buildings	25 years
Equipment	10 years
Computer hardware	3 years
Library holdings	5 years

(g) Collections:

Collections consist of archival materials, works of art and silver and are recorded at a nominal value in the financial statements. Donation receipts are issued for fair value in accordance with the guidelines of the Canada Revenue Agency.

1. Significant accounting policies (continued):

(h) Construction-in-progress:

On completion of the projects, costs are reclassified to the respective capital asset categories and amortized in accordance with the College's policy.

(i) Foreign currency exchange:

Assets and liabilities are translated at the rate of exchange in effect as at the date of the statement of financial position. Transfers of funds to and from U.S. dollar accounts are translated at the rate of exchange in effect on the date of each transaction. Investment income from U.S. securities is translated at the average rate of exchange for the fiscal year.

(j) Employee future benefits:

The College maintains a defined benefit pension plan and a retirement health care plan covering substantially all of its employees. Pension benefits are based on years of service and best average salary. The health care plan provides retirees with the same health and dental coverage that they enjoyed as active employees.

Annual benefit cost is recorded in the statement of operations while actuarial gains and losses and past service costs are recognized in the statement of changes in net assets. The benefit liability (or net benefit asset if applicable) continues to be recorded in the statement of financial position.

The accrued benefit obligation for both plans is determined using the discount rate used for the pension plan's going concern funding valuation. An actuarial valuation report for the pension plan's funding is required at least every three years. An actuarial valuation for the health care plan is recommended every three years. In years between valuations, the College uses a roll-forward technique to estimate the accrued benefit obligation using most recent valuation assumptions.

The measurement date of plan assets, which are recorded at fair value, and of the accrued benefit obligations, coincides with the College's fiscal year.

1. Significant accounting policies (continued):

(k) Use of estimates:

The preparation of the 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 year. Significant items subject to such estimates and assumptions include the carrying amount of capital assets, and assets and obligations related to employee future benefits. Actual results could differ from those estimates.

2. Arrangements with the University of Toronto:

Under a 1910 agreement with the University of Toronto and subsequent amending agreements, most of the lands occupied by the College are assigned for its use for as long as the College is federated with the University of Toronto. These lands include the areas occupied by the main building on Hoskin Avenue, the Larkin Academic Building, the main and north wings of St. Hilda's College, the parking lot and the playing field. No value is recorded for this assignment. The remaining lands (the Devonshire property and the area occupied by the southern portion of St. Hilda's College) are owned freehold by the College.

The financial relationship between the College and the University of Toronto in Arts and Science is governed by a memorandum of agreement under which the University of Toronto receives credit for government grants and tuition fees generated by the College's students, and in return reimburses the College for space and services provided by the College to Arts and Science students. The reimbursement comes through a block grant which funds library, registrarial, academic support, physical plant and other services on a formula basis, and an instructional grant, which funds part of the cost of College academic programs. The College supplements these grants with its own resources.

A separate agreement between the University of Toronto, the Toronto School of Theology ("T.S.T.") and its member institutions establishes the financial arrangements for the Faculty of Divinity at the College. All government grants for divinity students flow through the University of Toronto to the T.S.T. where they are distributed to each member institution according to an agreed formula. Tuition and related fees for divinity students, which must comply with regulations of the Ministry of Colleges and Universities (Ontario), are set by the College in consultation with the T.S.T. and are recognized as revenue to the College.

(In thousands of dollars)

2. Arrangements with the University of Toronto (continued):

In November 2019, the College entered into an agreement with the University of Toronto to modify the 1910 Agreement governing the College's federation with the University, such that the College would relinquish a portion of its land use rights (a surface parking lot near the University's Goldring Centre) in exchange for a compensatory payment. The effective date of the modification agreement was June 30, 2020.

3. Investments:

The College's investments are managed by independent investment counsel. A summary of the holdings is set out below:

	2021		2020	
	Cost	Fair value	Cost	Fair value
Pooled fund investments:				
Cash	$ 887	$ 887	$ –	$ –
Fiera Short Term Investment Fund Series A	518	518	515	515
Fiera Active Fixed Income Fund Series A	11,975	11,857	11,409	12,031
Fiera Integrated Fixed Income - Short Term Fund Series A	11,960	12,175	11,675	11,898
Fiera Canadian Equity Ethical ESG Fund Series A	25,148	30,698	23,806	23,202
Fiera Preferred Shares Fund Series A	4,999	5,981	5,233	4,433
Fiera Global Equity Fund Series A	35,083	40,345	14,633	15,713
Fiera Global Equity Fund Series C	–	–	14,631	15,006
ACM Commercial Mortgage Fund	5,416	5,420	5,206	5,053
Fiera Diversified Real Assets Fund Series A	15,490	16,522	15,103	15,520
Greenchip Global Equity Fund	1,771	2,586	1,412	1,389
	113,247	126,989	103,623	104,760
Cash	6,451	6,451	418	418
Segregated holdings	–	14	–	12
	$ 119,698	$ 133,454	$ 104,041	$ 105,190

(In thousands of dollars)

3. Investments (continued):

Sources and allocations of investment income are as follows:

	2021	2020
Unrealized gain (loss) in value of pooled fund investments	$ 12,607	$ (462)
Interest, dividends and pooled fund distributions	3,274	2,468
Realized gain on sale of investments	6,381	52
Total investment gain	22,262	2,058
Allocation for restricted purposes (note 7)	(2,675)	(2,796)
Allocation from (to) endowments (preservation of capital)	(12,133)	3,972
Investment income recognized in the statement of operations	$ 7,454	$ 3,234

4. Capital assets and construction-in-progress:

			2021	2020
	Cost	Accumulated amortization	Net book value	Net book value
Land (note 2)	$ 1	$ –	$ 1	$ 1
Buildings	41,612	29,426	12,186	13,151
Equipment	10,746	8,583	2,163	2,444
Computer hardware	1,174	1,029	145	290
Library holdings	8,150	7,822	328	486
	$ 61,683	$ 46,860	$ 14,823	$ 16,372

Construction-in-progress as at April 30, 2021 is $6,317 (2020 - $2,986), relating to the initial planning work for the potential construction of a new building to meet the College's long-term space needs.

(In thousands of dollars)

4. Capital assets and construction-in-progress (continued):

Lawson Centre for Sustainability

The College is engaged in plans to construct a mixed-use residential and academic building, the Lawson Centre for Sustainability, slated to break ground in Fall 2021 and expected to open before the Fall 2024 academic term. The facility's projected cost as at April 30, 2021 is approximately $120,000, to be funded by a combination of donations, external debt, and operations. The building will provide approximately 340 additional residence beds along with numerous classrooms, a dining facility, and additional learning and ancillary spaces.

5. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities are government remittances payable of $4 (2020 - $30), which includes amounts payable for harmonized sales tax and payroll related taxes.

6. Loan payable:

In 2010/11, the College obtained a $262 interest-free loan from the City of Toronto in connection with its solar panel project. The loan is repayable in 48 equal quarterly instalments of $5 with the first payment made July 1, 2011. The current portion is $22. The long-term portion is $21. The following is a schedule of future payments:

2022	$ 22
2023	21

(In thousands of dollars)

7. Deferred contributions:

Changes in the deferred contribution balances are summarized as follows:

	2021	2020
Grants	$ 3	$ 3
Donations	4,843	3,984
Allocation of investment income (note 3)	2,675	2,796
Other deferred contributions	194	277
Revenue recognized from restricted funds	(3,165)	(3,515)
	4,550	3,545
Transfer to endowments	(30)	(65)
Transfer to deferred capital contributions (note 8)	(137)	(178)
Change during the year	4,383	3,302
Balance, beginning of year	10,511	7,209
Balance, end of year	$ 14,894	$ 10,511

8. Deferred capital contributions:

Changes in the deferred capital contribution balances are summarized as follows:

	2021	2020
Unspent:		
Balance, beginning of year	$ –	$ –
Add grants, donations-in-kind and restricted proceeds received during the year	11,276	181
Transfer from deferred contributions (note 7)	137	178
Less amounts utilized	(6,627)	(359)
Balance, end of year	4,786	–
Unamortized:		
Balance, beginning of year	8,021	8,592
Add contributions received during the year	6,627	359
Less amounts utilized	(952)	(930)
Balance, end of year	13,696	8,021
Balance, end of year	$ 18,482	$ 8,021

(In thousands of dollars)

9. Pension and post-employment health benefits:

The College provides pension and post-employment health benefits to its employees. Information on these plans is as follows:

	Pension benefit plan		Health benefit plan	
	2021	2020	2021	2020
Accrued benefit obligation	$ (36,706)	$ (32,179)	$ (7,563)	$ (6,989)
Fair value of plan assets	42,429	36,248	–	–
Benefit asset (liability)	$ 5,723	$ 4,069	$ (7,563)	$ (6,989)

The significant actuarial assumptions adopted in measuring the College's accrued benefit obligations are as follows:

	2021		2020	
	Pension benefits	Health benefits	Pension benefits	Health benefits
Discount rate	5.50%	5.50%	5.25%	5.25%
Rate of compensation increase	4.00%	n/a	4.00%	n/a

Health care cost trend rate: 5.00% annual increase assumed for 2021 (2020 - 5.00%).

Dental care cost trend rate: 4.50% annual increase assumed for 2021 (2020 - 4.50%) and thereafter.

The College measures its accrued benefit obligation and the fair value of plan assets for accounting purposes as at the College's fiscal year end.

The most recent pension actuarial valuation for funding purposes was performed as at January 1, 2020.

In addition, an actuarial valuation of the health care plan was performed as at July 1, 2019.

(In thousands of dollars)

10. Investment in capital assets:

(a) Investment in capital assets is calculated as follows:

	2021	2020
Capital assets	$ 14,823	$ 16,372
Construction-in-progress	6,317	2,986
Amounts financed by:		
Deferred capital contributions	(13,696)	(8,021)
Loan	(43)	(65)
	$ 7,401	$ 11,272

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

	2021	2020
Excess of revenue over expenses (expenses over revenue):		
Amortization of deferred capital contributions	$ 952	$ 930
Amortization of capital assets	(1,911)	(1,922)
	(959)	(992)
Net change in investment in capital assets:		
Purchase (net of disposals) of capital assets	362	1,057
Expenditure of construction-in-progress	3,331	2,619
Amounts funded by:		
Deferred capital contributions	(6,627)	(359)
Repayment of loan	22	22
	(2,912)	3,339
Change during the year	(3,871)	2,347
Balance, beginning of year	11,272	8,925
Balance, end of year	$ 7,401	$ 11,272

11. Internally restricted:

Internally restricted net assets are funds set aside that reflect the application of Board of Director policy. During 2021, the Board of Directors established a policy to set aside unrestricted bequests totaling $796 (2020 - $962) for the planning, design and construction of the Lawson Centre for Sustainability.

(In thousands of dollars)

12. Endowments:

Undesignated capital campaign donations and unrestricted net assets are, from time to time, transferred to endowments in connection with matching agreements and other arrangements.

Unrestricted net assets that have been transferred to endowments, along with associated indexation, are recorded below as "internally-endowed funds".

As at April 30, endowments comprise:

	2021	2020
Externally restricted funds	$ 70,490	$ 58,384
Campaign-related restricted funds	6,054	5,175
Internally-endowed funds	2,959	2,529
	$ 79,503	$ 66,088

13. Ontario Student Opportunity Trust Fund:

Endowments include funds established under the provincial programs which provided matching grants for eligible donations for student aid. Provincial guidelines require the disclosure of funds established under the Ontario Student Opportunity Trust Fund - Phase 1 program ("OSOTF 1") which ran from 1996-2000:

	2021	2020
OSOTF 1:		
Fund balance, beginning of year	$ 5,374	$ 5,704
Allocation to endowment capital	912	(331)
Additions	1	1
Fund balance, end of year	$ 6,287	$ 5,374

(In thousands of dollars)

13. Ontario Student Opportunity Trust Fund (continued):

	2021	2020
Expendable balance, beginning of year	$ 459	$ 460
Investment income	215	228
Bursaries awarded (2021 - 137; 2020 - 143)	(189)	(229)
Expendable balance, end of year	$ 485	$ 459

The fair value of the OSOTF 1 endowment as at April 30, 2021 was $6,772 (2020 - $5,833).

14. Canadian Universities Reciprocal Insurance Exchange:

The College participates in a reciprocal exchange of insurance risks in association with 50 other Canadian universities named CURIE (the Canadian Universities Reciprocal Insurance Exchange). This self-insurance co-operative involves a contractual agreement to share the property and liability insurance risks of member universities for a term which runs from January 1, 2019 to December 31, 2022. The previous term expired on December 31, 2018.

The projected costs of claims are funded through members' premiums based on actuarial projections. CURIE has obtained reinsurance from commercial insurers to cover claims in excess of $5,000 to a maximum of $1,245,000 per occurrence for property losses and claims in excess of $5,000 to a maximum of $50,000 per occurrence for liability and errors or omissions losses. In the event premiums are not sufficient to cover claims settlements, the member universities would be subject to assessments in proportion to their participation.

As at December 31, 2020, CURIE had a surplus of $99,449 (2019 - $90,185), of which the College's pro rata share is 0.27% (2019 - 0.27%).

15. Bank operating demand loan:

As at April 30, 2021, the College has an undrawn operating demand loan of $3,000 to assist with its temporary operating cash needs. The demand loan is secured through the delivery of a negative pledge from the College agreeing not to encumber its assets, resolution from the Board of Trustees approving the request of the loan and any other documents, instruments or agreements that may be required by the bank prior to the advance of funds. Interest is payable at the bank's prime rate plus 0.75%, payable monthly in arrears.

16. Commitment and contingency:

During the ordinary course of business there may be claims or potential claims in progress at any time. Losses related to those claims are recorded in the year in which a reasonable estimate of the liability can be determined. No provision has been accrued in these financial statements.

17. Impact of the COVID-19 pandemic:

In March 2020, the World Health Organization declared the spread of coronavirus ("COVID-19") to constitute a global pandemic. This has resulted in governments worldwide enacting emergency measures to combat the spread of the virus including travel restrictions in and out of and within Canada, barring gathering of people and requirements to stay at home. These restrictions impacted the operations of the College and resulted in the closure of physical premises of all post-secondary institutions.

During 2021, the levels of on-campus activity were significantly reduced in the year, and campus services such as residences, food, and parking were particularly hard hit. As a result, revenues for residence, parking and food service operations have decreased significantly. In addition to the campus activity, COVID-19 also impacted global commercial and financial activities. This led to significant volatility and declines in the global public equity markets towards the end of fiscal 2020. These markets subsequently recovered their losses and continued to generate strong returns through the remainder of fiscal 2021, resulting in strong returns for the College's investments. It is uncertain whether market volatility relating to COVID-19 will occur again in the near future.

The College's budgets and forecasts have taken the expected impacts of the pandemic into consideration and management continues to manage the College's liquidity to ensure that obligations are met as they become due. The College has access to sufficient liquid resources to support operations in the coming year. Given the outcome and timeframe to a recovery from the current pandemic is highly unpredictable, it is not practicable to estimate and disclose its financial effect on future operations at this time.