

# **Huron University College**

Financial Statements

**April 30, 2026**

(in Canadian dollars)



# Independent auditor's report

To the Board of Governors of Huron University College

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## Our opinion

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Huron University College (the University) as at April 30, 2026 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.

## What we have audited

The University's financial statements comprise:

- the statement of financial position as at April 30, 2026;
- 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
- the notes to the financial statements, which include significant accounting policies and other explanatory information.

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## 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 report.

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"PwC" refers to PricewaterhouseCoopers LLP, an Ontario limited liability partnership.

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

### **Independence**

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

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### **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.

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### **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 these 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.
- 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.

We 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.

*PricewaterhouseCoopers LLP*

Chartered Professional Accountants, Licensed Public Accountants

London, Ontario

June 24, 2026

# Huron University College

## Statement of Financial Position

As at April 30, 2026

(in Canadian dollars)

|                                                                       | 2026<br>\$           | 2025<br>\$           |
|-----------------------------------------------------------------------|----------------------|----------------------|
| <b>Assets</b> (notes 8 and 9)                                         |                      |                      |
| <b>Current assets</b>                                                 |                      |                      |
| Cash (note 9)                                                         | 8,219,087            | 6,877,198            |
| Accounts receivable (net of allowance of \$177,621 (2025 – \$89,867)) | 380,847              | 745,405              |
| Prepaid expenses                                                      | 656,996              | 133,747              |
| Due from Huron University College Foundation (note 12)                | 1,722,299            | 513,245              |
|                                                                       | <u>10,979,229</u>    | <u>8,269,595</u>     |
| <b>Intangible assets</b> (note 3)                                     | 55,048               | 91,394               |
| <b>Derivative financial instrument</b> (note 17)                      | 311,536              | 159,644              |
| <b>Capital assets</b> (note 4)                                        | <u>89,803,063</u>    | <u>94,703,472</u>    |
|                                                                       | <u>101,148,876</u>   | <u>103,224,105</u>   |
| <b>Liabilities</b>                                                    |                      |                      |
| <b>Current liabilities</b>                                            |                      |                      |
| Bank indebtedness (note 8)                                            | 18,965,785           | 18,312,784           |
| Accounts payable and accrued liabilities (note 5)                     | 5,015,110            | 5,987,832            |
| Advanced tuition and residence deposits                               | 541,455              | 674,380              |
| Current portion of capital lease obligation (note 6)                  | 26,250               | 26,250               |
| Current portion of employee future benefits (note 10)                 | 322,943              | 298,390              |
| Deferred contributions                                                | 6,003,510            | 4,942,783            |
|                                                                       | <u>30,875,053</u>    | <u>30,242,419</u>    |
| <b>Long-term debt</b> (note 8)                                        | 13,200,000           | 13,200,000           |
| <b>Deferred capital contributions</b> (note 7)                        | 9,131,626            | 9,395,770            |
| <b>Capital lease obligation</b> (note 6)                              | 59,062               | 85,312               |
| <b>Employee future benefits</b> (note 10)                             | 702,543              | 537,615              |
| <b>Debenture payable</b> (note 9)                                     | <u>84,445,935</u>    | <u>84,411,306</u>    |
|                                                                       | <u>138,414,219</u>   | <u>137,872,422</u>   |
| <b>Net Assets</b>                                                     |                      |                      |
| Invested in capital and intangible assets                             | 82,808,845           | 87,481,455           |
| Unrestricted                                                          | <u>(120,074,188)</u> | <u>(122,129,772)</u> |
|                                                                       | <u>(37,265,343)</u>  | <u>(34,648,317)</u>  |
|                                                                       | <u>101,148,876</u>   | <u>103,224,105</u>   |

Approved by the Board of Directors

\_\_\_\_\_  
Director

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Director

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

# Huron University College

## Statement of Operations

For the year ended April 30, 2026

(in Canadian dollars)

|                                                             | 2026<br>\$         | 2025<br>\$         |
|-------------------------------------------------------------|--------------------|--------------------|
| <b>Revenue</b>                                              |                    |                    |
| Student fees                                                | 32,112,937         | 28,924,044         |
| Government grants                                           | 5,359,558          | 5,232,214          |
|                                                             | <u>37,472,495</u>  | <u>34,156,258</u>  |
| Ancillary (note 11)                                         | 10,415,915         | 8,459,985          |
| Foundation transfer (note 12)                               | 4,830,316          | 5,087,122          |
| Research fund                                               | 353,692            | 367,934            |
| External trust                                              | 70,348             | 63,174             |
|                                                             | <u>15,670,271</u>  | <u>13,978,215</u>  |
| <b>Other</b> (note 13)                                      | <u>2,921,454</u>   | <u>2,104,228</u>   |
|                                                             | <u>56,064,220</u>  | <u>50,238,701</u>  |
| <b>Expenditures</b>                                         |                    |                    |
| Salaries and benefits – faculty (note 10)                   | 14,478,207         | 14,078,353         |
| Salaries and benefits – staff                               | 12,013,269         | 12,476,269         |
| University of Western Ontario fees                          | 3,253,491          | 3,447,582          |
| Academic instructional                                      | 1,357,169          | 1,708,924          |
| Registrarial                                                | 1,158,823          | 1,142,302          |
|                                                             | <u>32,260,959</u>  | <u>32,853,430</u>  |
| Interest                                                    | 5,843,081          | 5,624,812          |
| Scholarship and bursaries                                   | 6,333,180          | 6,621,136          |
| General administration                                      | 3,827,658          | 3,538,909          |
| Building costs – academic                                   | 1,966,098          | 1,725,597          |
| Ancillary (note 11)                                         | 2,107,472          | 1,985,596          |
| Research grants                                             | 353,692            | 367,934            |
| Alumni development                                          | 272,943            | 264,458            |
|                                                             | <u>20,704,124</u>  | <u>20,128,442</u>  |
|                                                             | <u>52,965,083</u>  | <u>52,981,871</u>  |
| <b>Operating surplus (deficiency) before amortization</b>   | <u>3,099,137</u>   | <u>(2,743,170)</u> |
| Amortization of capital assets                              | (5,807,157)        | (4,591,602)        |
| Amortization of intangible assets                           | (36,346)           | (42,912)           |
| <b>Operating deficiency of revenue over expenditures</b>    | <u>(2,744,366)</u> | <u>(7,377,684)</u> |
| Gain (loss) on derivative financial instrument              | 151,892            | (1,220,301)        |
| <b>Deficiency of revenue over expenditures for the year</b> | <u>(2,592,474)</u> | <u>(8,597,985)</u> |

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

**Huron University College**  
Statement of Changes in Net Assets  
For the year ended April 30, 2026

(in Canadian dollars)

|                                                          | 2026                                                     |                    |              | 2025                                                     |                    |              |
|----------------------------------------------------------|----------------------------------------------------------|--------------------|--------------|----------------------------------------------------------|--------------------|--------------|
|                                                          | Invested in<br>capital and<br>intangible<br>assets<br>\$ | Unrestricted<br>\$ | Total<br>\$  | Invested in<br>capital and<br>intangible<br>assets<br>\$ | Unrestricted<br>\$ | Total<br>\$  |
| <b>Balance – Beginning of year</b>                       | 87,481,455                                               | (122,129,772)      | (34,648,317) | 74,450,001                                               | (100,479,846)      | (26,029,845) |
| Deficiency of revenue over expenditures<br>for the year  | (5,362,891)                                              | 2,770,417          | (2,592,474)  | (4,140,000)                                              | (4,457,985)        | (8,597,985)  |
| Capital and intangible assets acquired from<br>own funds | 690,281                                                  | (690,280)          | -            | 17,171,454                                               | (17,171,454)       | -            |
| Remeasurements on employee future<br>benefits (note 10)  | -                                                        | (24,553)           | (24,553)     | -                                                        | (20,487)           | (20,487)     |
|                                                          | (4,672,610)                                              | 2,055,584          | (2,617,027)  | 13,031,454                                               | (21,649,926)       | (8,618,472)  |
| <b>Balance – End of year</b>                             | 82,808,845                                               | (120,074,188)      | (37,265,344) | 87,481,455                                               | (122,129,772)      | (34,648,317) |

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

# Huron University College

## Statement of Cash Flows

For the year ended April 30, 2026

(in Canadian dollars)

|                                                                                                 | 2026<br>\$   | 2025<br>\$   |
|-------------------------------------------------------------------------------------------------|--------------|--------------|
| <b>Cash provided by (used in)</b>                                                               |              |              |
| <b>Operating activities</b>                                                                     |              |              |
| Deficiency of revenue over expenditures for the year                                            | (2,592,474)  | (8,597,985)  |
| Items not involving cash                                                                        |              |              |
| Amortization of intangible assets                                                               | 36,346       | 42,912       |
| Amortization of capital assets                                                                  | 5,807,157    | 4,591,602    |
| Amortization of deferred capital contributions                                                  | (480,612)    | (494,514)    |
| Amortization of deferred finance costs                                                          | 34,629       | 34,629       |
| Change in employee future benefits – net of remeasurements                                      | 164,926      | (154,612)    |
| (Gain) loss on derivative financial instrument                                                  | (151,892)    | 1,220,301    |
|                                                                                                 | 2,818,080    | (3,357,667)  |
| Change in non-cash working capital items                                                        |              |              |
| Accounts receivable                                                                             | 364,559      | 503,282      |
| Prepaid expenses                                                                                | (523,249)    | (112,997)    |
| Accounts payable and accrued liabilities                                                        | (972,719)    | (2,697,184)  |
| Advanced tuition and residence deposits                                                         | (132,925)    | 250,230      |
| Deferred contributions                                                                          | 1,060,727    | 302,850      |
|                                                                                                 | 2,614,473    | (5,111,486)  |
| <b>Investing activities</b>                                                                     |              |              |
| Proceeds on sale of short-term and long-term investments                                        | -            | 14,212,439   |
| Purchase of capital assets, net of additions under capital lease of \$nil<br>(2025 – \$131,249) | (906,749)    | (17,308,068) |
| Deferred capital contributions received                                                         | 216,468      | 267,863      |
|                                                                                                 | (690,281)    | (2,827,766)  |
| <b>Financing activities</b>                                                                     |              |              |
| Repayment of capital lease obligation                                                           | (26,250)     | (19,687)     |
| Net advances from Huron University College Foundation                                           | (1,209,054)  | (262,284)    |
|                                                                                                 | (1,235,304)  | (281,971)    |
| <b>Change in cash during the year</b>                                                           | 688,888      | (8,221,223)  |
| <b>Bank indebtedness – Beginning of year</b>                                                    | (11,435,586) | (3,214,363)  |
| <b>Bank indebtedness – End of year</b>                                                          | (10,746,698) | (11,435,586) |
| <b>Bank indebtedness consists of</b>                                                            |              |              |
| Cash                                                                                            | 8,219,087    | 6,877,198    |
| Operating lines of credit                                                                       | (18,965,785) | (18,312,784) |
|                                                                                                 | (10,746,698) | (11,435,586) |

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

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### **1 Purpose of the University**

Huron University College (the University) is a university institution with undergraduate programs in Arts and Social Sciences, and both undergraduate and graduate programs in theology. The University is affiliated with the University of Western Ontario (UWO). The University's mission is to offer elite, yet accessible, university education and to produce leaders with heart. The University is incorporated under the statutes of the Province of Ontario. The University is a registered charity under the Income Tax Act (Canada).

### **2 Summary of significant accounting policies**

#### **Basis of presentation**

The financial statements have been prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO) as issued by the Canadian Accounting Standards Board and include the following significant accounting policies.

#### **Revenue recognition**

The University follows the deferral method of accounting for contributions. Restricted contributions are deferred and recognized as revenue in the year in which the related expenditures are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount received can be reasonably estimated and collection is reasonably assured.

Grants approved but not yet received at the end of the year are accrued if the amount to be received can be reasonably estimated and collection is reasonably assured. Where a portion of a grant relates to a future period, it is deferred and recognized in the subsequent period. Grants are received for the purposes of funding student education.

#### **Cash and bank indebtedness**

Cash consists primarily of cash on hand and deposits held with banks. Bank indebtedness consists of drawn amounts on operating facilities.

#### **Intangible assets**

Finite useful life intangible assets are accounted for at cost less amortization and are comprised of computer software that is amortized on a straight-line basis over five years. Amortization on intangible assets commences when the asset is put in use.

#### **Capital assets**

Capital assets are carried at cost less amortization. When an asset is sold or otherwise disposed of, the related cost and accumulated amortization are removed from the respective accounts and any gain or loss on disposition is recognized in the statement of operations for the year.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

Amortization of capital assets is calculated on all amortizable assets based on the following methods:

|                         |                        |
|-------------------------|------------------------|
| Buildings               | 5% declining balance   |
| Equipment and furniture | 10 years straight-line |
| Computer equipment      | 4 years straight-line  |
| Library books           | 5 years straight-line  |
| Food court              | 5% declining balance   |

The carrying amount of a capital asset not being amortized because it is under construction or development is classified as construction-in-progress. Amortization of capital assets is calculated on completion of construction and allocation of the asset to its appropriate capital asset account.

### Deferred capital contributions

Contributions received for capital assets are deferred and amortized over the same term and basis as the related capital assets.

### Employee future benefits

The University provides a Retirement Gratuity Plan (the DB plan), which is a defined benefit type plan. Benefits from the DB plan are provided only to participants who had benefits under the London Life and / or Standard Life Group or Group Annuity plan as of December 31, 1986, only if the participant invests their defined contribution account in accordance with plan provisions and meets all other conditions necessary for receiving such benefits. The service cost and accrued benefit obligation of the DB plan is actuarially determined using a modified form of the projected unit credit actuarial cost method pro-rated on services. The employees of the University are also eligible to be members of the Western Academic and Staff / Management Pension Plan (the DC plan), which is a defined contribution plan. The University also provides administrative leave to its president and other faculty members to be taken at the end of their respective terms.

### 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 and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Actual results could differ from those estimates.

### Related party transactions

Transactions with related parties are measured at the exchange amount when the transactions are either (a) in the normal course of business; or (b) not in the normal course of business but with commercial substance and where the exchange amount can be supported. All other related party transactions are recorded at the carrying amount.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### **Leases**

Leases in which the University obtains substantially all the risks and rewards of ownership are classified as capital leases. The University records its capital leases as an acquisition of an asset and an assumption of an obligation. The asset value and the amount of the obligation, recorded at the inception of the lease, is the present value of the minimum lease payments. Each lease payment is allocated between the liability and interest expense so as to achieve a constant rate of interest on the recorded capital lease obligations. Equipment acquired under a capital lease is amortized over the term of the lease, or the expected useful life of the asset when the lease contains a purchase option. All other leases are accounted for as operating leases wherein rental payments are recognized in the statements of operations on a straight-line basis over the terms of the leases. Lease inducements are accounted for as reductions of the lease expense over the term of the lease.

### **Financial instruments**

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity. Financial instruments in the form of financial assets and financial liabilities are generally presented separately. Financial instruments are recognized as soon as the University becomes a party to the contractual provisions of the financial instrument. On initial recognition, financial instruments are measured at fair value. The fair value of a financial instrument is the estimated amount that the University would receive or pay to terminate the instrument agreement at the reporting date. The following methods and assumptions were used to estimate the fair value of each type of financial instrument by reference to various market value data and other valuation techniques as appropriate.

### **Cash and bank indebtedness**

Cash and bank indebtedness are measured at amortized cost.

### **Loans and receivables**

Loans and receivables are non-derivative financial assets that represent amounts due from others with fixed or determinable payments that are not quoted in an active market, including accounts receivable and due from Huron University College Foundation. After initial recognition, loans and receivables are subsequently carried at amortized cost using the effective interest method less any impairment losses, if necessary. Gains and losses are recognized in the statement of operations when the loans and receivables are derecognized or impaired. Interest effects on the application of the effective interest method are also recognized in the statement of operations.

The carrying value of accounts receivable and due from Huron University College Foundation approximates their fair values due to the short-term maturity of these financial instruments.

### **Derivative financial instruments**

Derivatives are initially recognized at fair value on the date on which a derivative contract is entered into and are subsequently remeasured at their fair value at each statement of financial position date. Changes in fair value are recorded in deficiency of revenue over expenditures.

# Huron University College

## Notes to Financial Statements

April 30, 2026

(in Canadian dollars)

The University enters into interest rate swap contracts to manage its exposure to fluctuations in interest rates. These contracts are classified as derivative instruments and are measured at fair value. The Company has not adopted hedge accounting; accordingly, any outstanding contracts are recorded at their fair value.

### Other financial liabilities

Other financial liabilities are non-derivative financial liabilities with fixed payments or determinable payments that are not quoted in an active market, including accounts payable and accrued liabilities, debenture payable and long-term debt. After initial recognition, other financial liabilities are subsequently carried at amortized cost using the effective interest method. Gains and losses are recognized in the statement of operations when other financial liabilities are derecognized or impaired. Interest effects on the application of the effective interest method are also recognized in the statement of operations.

The carrying value of accounts payable and accrued liabilities approximates their fair values due to the short-term maturity of these financial instruments.

### 3 Intangible assets

|          | 2026       |                                   |                         |
|----------|------------|-----------------------------------|-------------------------|
|          | Cost<br>\$ | Accumulated<br>amortization<br>\$ | Net book<br>value<br>\$ |
| Software | 405,103    | 350,055                           | 55,048                  |
|          | 2025       |                                   |                         |
|          | Cost<br>\$ | Accumulated<br>amortization<br>\$ | Net book<br>value<br>\$ |
| Software | 405,103    | 313,709                           | 91,394                  |

# Huron University College

## Notes to Financial Statements

April 30, 2026

(in Canadian dollars)

### 4 Capital assets

|                         | 2026        |                                   |                         |
|-------------------------|-------------|-----------------------------------|-------------------------|
|                         | Cost<br>\$  | Accumulated<br>amortization<br>\$ | Net book<br>value<br>\$ |
| Land                    | 325,459     | -                                 | 325,459                 |
| Buildings               | 113,836,345 | 30,585,103                        | 83,251,242              |
| Equipment and furniture | 14,259,802  | 10,082,053                        | 4,177,749               |
| Computer equipment      | 5,121,049   | 4,563,393                         | 557,656                 |
| Library books           | 3,433,989   | 3,212,657                         | 221,332                 |
| Food court              | 3,499,029   | 2,229,404                         | 1,269,625               |
|                         | 140,475,673 | 50,672,610                        | 89,803,063              |
|                         | 2025        |                                   |                         |
|                         | Cost<br>\$  | Accumulated<br>amortization<br>\$ | Net book<br>value<br>\$ |
| Land                    | 325,459     | -                                 | 325,459                 |
| Buildings               | 113,570,714 | 26,210,449                        | 87,360,265              |
| Equipment and furniture | 13,768,377  | 9,340,047                         | 4,428,330               |
| Computer equipment      | 5,016,437   | 4,073,183                         | 943,254                 |
| Library books           | 3,388,909   | 3,154,268                         | 234,641                 |
| Food court              | 3,499,029   | 2,162,582                         | 1,336,447               |
| Construction-in-process | 75,076      | -                                 | 75,076                  |
|                         | 139,644,001 | 44,940,529                        | 94,703,472              |

During the year, the University determined that it would not proceed with the development of the project that was recorded as construction-in-process. As a result, the previously capitalized planning and design costs of \$75,076 were expensed during the year.

Included in equipment and furniture are assets held under capital lease with cost of \$131,249 (2025 – \$131,249), accumulated amortization of \$26,250 (2025 – \$13,125), and net book value of \$104,999 (2025 – \$118,124).

### 5 Government remittances payable

Included in accounts payable and accrued liabilities is \$92,071 (2025 – \$67,326) of government remittances, which consist of employee payroll deductions required to be paid to government authorities.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### 6 Obligations under capital lease

|                                                                                                                                                 | 2026<br>\$ | 2025<br>\$ |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|
| Obligation under capital lease for garbage compactor, payable in monthly instalments of \$985, bearing interest at 40%, maturing in July 2029   | 23,221     | 30,365     |
| Obligation under capital lease for mail room locker, payable in quarterly instalments of \$5,565, bearing interest at 14%, maturing in May 2029 | 62,091     | 81,197     |
|                                                                                                                                                 | 85,312     | 111,562    |
| Less: Current portion                                                                                                                           | 26,250     | 26,250     |
|                                                                                                                                                 | 59,062     | 85,312     |

The above lease obligation is secured by the garbage compactor and mail room locker being leased.

The future minimum lease payments outstanding under the capital lease are as follows:

|                                                                  | \$       |
|------------------------------------------------------------------|----------|
| 2027                                                             | 34,074   |
| 2028                                                             | 34,074   |
| 2029                                                             | 34,074   |
| 2030                                                             | 8,517    |
|                                                                  | 110,739  |
| Amount representing imputed interest on capital lease obligation | (25,427) |
|                                                                  | 85,312   |

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### 7 Deferred capital contributions

|                                                    | 2026<br>\$       | 2025<br>\$       |
|----------------------------------------------------|------------------|------------------|
| <b>Deferred capital contributions</b>              |                  |                  |
| Balance – Beginning of year                        | 8,790,448        | 8,985,240        |
| Facility renewal / infrastructure capital grant    | 202,998          | 192,578          |
| Capital contributions related to residence         | -                | 51,200           |
| Capital contributions related to academic building | 13,470           | 24,085           |
| Total contributions received                       | 216,468          | 267,863          |
| Amortized to operations (note 13)                  | (450,346)        | (462,655)        |
| Balance – End of year                              | 8,556,570        | 8,790,448        |
| <b>Deferred Superbuild capital contributions</b>   |                  |                  |
| Balance – Beginning of year                        | 605,322          | 637,181          |
| Amortized to operations (note 13)                  | (30,266)         | (31,859)         |
| Balance – End of year                              | 575,056          | 605,322          |
| <b>Total deferred capital contributions</b>        | <b>9,131,626</b> | <b>9,395,770</b> |

### 8 Credit facilities

The University has the following credit facilities:

- annual credit facility in the amount of \$12,000,000 from Scotiabank. All borrowings are payable on demand and bear interest at a rate of prime per annum, interest payable monthly. As at April 30, 2026, \$12,000,000 (2025 – \$12,000,000) was drawn on this credit facility and is included in bank indebtedness;
- temporary operating overrun is available from February 1 to August 31 in the amount of \$16,000,000 (2025 – \$13,000,000). All borrowings are payable on demand and bear interest at a rate of prime plus 0.25% per annum, interest payable monthly. As at April 30, 2026, \$6,965,785 (2025 – \$6,312,784) was drawn on this credit facility and is included in bank indebtedness; and
- term loan in the amount of \$13,200,000, bearing interest at bankers' acceptance rate of 1.75% per annum (2025 – \$13,200,000) with interest-only payments until the loan is due on September 30, 2026. The loan repayment is calculated using a cash-sweep formula.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### 9 Debenture payable

On February 18, 2022, the University entered into an \$85,000,000, 5.50% Series A Senior Unsecured Debenture (the Debenture) maturing on April 30, 2042. The first pro-rated interest payment of \$909,000 was made on April 26, 2022. On an annual basis, the University will be required to make coupon payments equal to \$2,337,500 (2.75% of principal) on October 31 and April 30 of each year.

|                                    | 2026<br>\$ | 2025<br>\$ |
|------------------------------------|------------|------------|
| The Debenture – due April 30, 2042 | 85,000,000 | 85,000,000 |
| Less: Deferred financing costs     | 554,065    | 588,694    |
| Debenture payable                  | 84,445,935 | 84,411,306 |

In conjunction with the terms of the Debenture, the University is required to maintain cash reserves of \$4,675,000, equivalent to one year's coupon payment. The majority of the remaining cash balance, excluding the bond reserve, relates to funds restricted for donor-specified purposes and programs.

### 10 Employee future benefits

The University operates a retirement gratuity plan and participates in a defined contribution pension plan operated by UWO. The University does not provide any other material post-retirement non-pension benefits or post-employment benefits to its employees, aside from the administrative leave compensation and voluntary retirement incentives that will be provided based on individual employment contracts as described below.

Employer contributions made to the DC plan during the year amounted to \$1,320,592 (2025 – \$1,325,185), which are included within salaries and benefits – faculty.

#### Retirement Gratuity Plan

Benefits under the DB plan are not funded in advance but are paid from operating revenue as benefits come due. Individuals in the DB plan remain in the DB plan and are not part of the DC plan. However, a separate calculation is performed to determine the estimated obligation to a member of the DB plan had they switched to the DC plan. If, at the time of retirement, the calculated DC plan obligation is greater than the DB plan liability, the shortfall will be paid by the University.

On January 1, 1987, the University commenced the DC plan and all employees hired after this date were not eligible to participate in the DB plan. As at April 30, 2026, the DB plan had one participant (2025 – one).

The DB plan has no assets. The accrued benefit obligation included in employee future benefits as at April 30, 2026 was \$322,943 (2025 – \$298,390). Benefit payments of \$nil (2025 – \$nil) were paid during the year by the University.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

Information about the DB plan as at April 30 is as follows:

|                                             | 2026<br>\$ | 2025<br>\$ |
|---------------------------------------------|------------|------------|
| <b>Change in accrued benefit obligation</b> |            |            |
| Accrued benefit obligation – May 1          | 298,390    | 277,903    |
| Current service cost                        | -          | -          |
| Interest cost                               | -          | -          |
| Settlement payments from plan assets        | -          | -          |
| Actuarial loss                              | 24,553     | 20,487     |
|                                             | <hr/>      | <hr/>      |
| Accrued benefit obligation – April 30       | 322,943    | 298,390    |

The significant assumptions used are as follows:

|                                           | 2026<br>% | 2025<br>% |
|-------------------------------------------|-----------|-----------|
| Benefit costs for the year ended April 30 |           |           |
| Discount rate                             | N/A       | N/A       |

### Administrative leave

The University's president and one (2025 – two) faculty members have contractual arrangements wherein they are eligible to earn paid administrative leaves over the term of the arrangements. Included in employee future benefits is \$621,898 (2025 – \$537,615) relating to these earned future post-employment benefits.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### 11 Ancillary operations

Ancillary operations include the operations of residence, conference facilities and parking facilities. The operations of these facilities are included in the statement of operations and are summarized as follows. The summary below does not include amortization of capital and intangible assets related to ancillary operations.

|                                                                     | 2026<br>\$        | 2025<br>\$       |
|---------------------------------------------------------------------|-------------------|------------------|
| <b>Ancillary revenue</b>                                            |                   |                  |
| Residence fees and rentals – net of recoveries                      | 9,425,593         | 7,695,847        |
| Conference                                                          | 52,628            | 4,743            |
| Parking                                                             | 380,814           | 322,815          |
| Food court                                                          | 556,880           | 436,580          |
|                                                                     | <u>10,415,915</u> | <u>8,459,985</u> |
| <b>Ancillary expenditures</b>                                       |                   |                  |
| Building costs                                                      | 1,403,432         | 1,562,357        |
| Other costs                                                         | 704,040           | 423,239          |
|                                                                     | <u>2,107,472</u>  | <u>1,985,596</u> |
| <b>Excess of revenue over expenditures for ancillary operations</b> | <u>8,308,443</u>  | <u>6,474,389</u> |

### 12 Related party transactions

#### Huron University College Foundation

The purpose of Huron University College Foundation (the Foundation) is to receive funds and hold them in trust for the benefit of the University. The Foundation was incorporated in Ontario on June 12, 1979 and is a registered charity under the Income Tax Act (Canada). The Foundation administers certain trust funds on behalf of the University for the purpose of pooling investment funds to maximize return and minimize costs.

# Huron University College

## Notes to Financial Statements

April 30, 2026

(in Canadian dollars)

During the Foundation's fiscal year ended December 31, 2026, the Board of Directors of the Foundation approved the transfer to the University of \$5,350,000 (2025 – \$6,491,000). Of the amounts approved for transfer, the University has received the following during its fiscal year ended April 30:

|                                | 2026<br>\$       | 2025<br>\$       |
|--------------------------------|------------------|------------------|
| Trust Fund                     | 151,864          | 919,902          |
| Foundation Fund                | 4,678,452        | 4,167,220        |
| Capital contributions          | 13,470           | 75,285           |
|                                | <u>4,843,786</u> | <u>5,162,407</u> |
| Deferred capital contributions | (13,470)         | (75,285)         |
|                                | <u>4,830,316</u> | <u>5,087,122</u> |

The amount due from the Foundation as of April 30, 2026 totaled \$1,722,299 (2025 – \$513,245).

Huron University College Foundation U.S.A.

The purpose of the Huron University College Foundation U.S.A. (the U.S.A. Foundation) is to administer money received for the benefit of the University. The U.S.A. Foundation was incorporated in New York on August 1, 2006 as a not-for-profit organization and is a registered charity under section 501(c)(3) of the Internal Revenue Code. There has been no funding-related activity since inception.

### 13 Other revenue

|                                                         | 2026<br>\$       | 2025<br>\$       |
|---------------------------------------------------------|------------------|------------------|
| Amortization of deferred capital contributions (note 7) | 480,612          | 494,514          |
| Diocesan grant                                          | 106,000          | 106,307          |
| Reznet fees                                             | 297,288          | 256,045          |
| Other academic                                          | 347,481          | 359,615          |
| Interest income                                         | 226,153          | 356,168          |
| Miscellaneous                                           | 1,463,920        | 531,579          |
|                                                         | <u>2,921,454</u> | <u>2,104,228</u> |

### 14 Trust funds

The University is the beneficiary of the income from certain trusts administered on its behalf. The University equally shares the beneficiary of the Colonel Leonard Trust with Upper Canada College. The amounts below have not been recorded in the financial statements of the University and represent the University's share in the trust fund.

# Huron University College

## Notes to Financial Statements

April 30, 2026

(in Canadian dollars)

|                                                    | 2026       |                    | 2025       |                    |
|----------------------------------------------------|------------|--------------------|------------|--------------------|
|                                                    | Cost<br>\$ | Market value<br>\$ | Cost<br>\$ | Market value<br>\$ |
| Colonel Leonard                                    | 588,564    | 742,876            | 595,812    | 678,887            |
| Sarah Leonard                                      | 749,145    | 922,553            | 757,439    | 844,854            |
| Diocese of Huron                                   | 170,696    | 370,670            | 170,696    | 343,008            |
| Trusts administered on behalf of<br>the University | 1,508,405  | 2,036,099          | 1,523,947  | 1,866,749          |

### 15 Ontario Student Opportunity Trust Funds

The Ontario Student Opportunity Trust Funds (OSOTF) program was established by the Government of Ontario in 1997 to encourage companies and individuals to contribute funds for Ontario's college and university students. Prior to March 31, 2000, all eligible donations made to the University were matched by the province on a dollar-for-dollar basis as cash was received. The matching donations ceased as at March 31, 2000. The Foundation allocates investment income to the fund based on its annual opening balance. Activity in this fund is included in the Foundation.

The Ministry of Colleges and Universities no longer requires institutions to submit a separate audit report with respect to the OSOTF program; however, it requires that the year-end OSOTF report be included in the institution's financial statements. Therefore, these OSOTF schedules for the years ended December 31, 2025 and 2024 have been included within the Foundation's financial statements:

|                                                      | 2026<br>\$ | 2025<br>\$ |
|------------------------------------------------------|------------|------------|
| <b>Schedule of changes in endowment fund balance</b> |            |            |
| Fund balance – Beginning of year                     | 552,319    | 501,100    |
| Net return on investment                             | 51,361     | 71,219     |
| Bursaries awarded                                    | (20,000)   | (20,000)   |
| Fund balance – End of year                           | 583,680    | 552,319    |
| Number of awards                                     | 4          | 6          |

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### **16 Capital management**

The University's objectives, when managing capital, are to safeguard the University's ability to continue as a going concern in order to pursue the delivery of a variety of services. In the definition of capital, the University includes the net assets, as well as cash and restricted cash. The University manages the capital structure and makes adjustments to it in light of changes in economic conditions and the risk characteristics of the underlying assets. To maintain or adjust the capital structure, the University may consider raising additional funds or reducing expenditures. In order to facilitate the management of its capital requirements, the University prepares annual and multi-year expenditure budgets that are updated as necessary depending on various factors, including fundraising campaigns and general governmental conditions. The annual and multi-year budgets are approved by the Board of Directors. The University has not changed its approach to capital management during the current year. The University is not subject to any external capital restrictions.

### **17 Financial instruments and financial risk factors**

The University's financial instruments expose it to a variety of financial risks.

#### **Liquidity risk**

Liquidity risk is the risk an entity will encounter difficulty in meeting obligations associated with its financial liabilities. The University is primarily exposed to liquidity risk through its bank indebtedness, accounts payable and accrued liabilities, long-term debt and debentures payable. The University continuously monitors its liquidity position to ensure it can meet its obligations as they come due and maintains access to credit facilities, as detailed in note 8, which provide flexibility to manage liquidity needs.

#### **Interest rate risk**

Interest rate risk is the risk the fair value of future cash flows of a financial instrument will fluctuate because of interest rates. The University's exposure to interest rate risk relates to its cash and credit facilities. The University uses derivative financial instruments to manage this risk as described below.

#### **Credit risk**

Credit risk is the risk one party to a financial instrument will cause a financial loss for the other party by failing to discharge an obligation. Management monitors the credit risk related to its accounts receivable balances, which are primarily from student and government sources.

#### **Currency risk**

Currency risk is the risk the fair value or future cash flow of a financial instrument will fluctuate because of changes in foreign exchange rates. The University has no significant exposure to fluctuations in the value of foreign currencies.

# Huron University College

## Notes to Financial Statements

April 30, 2026

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(in Canadian dollars)

### Derivative financial instruments

The University has entered into a derivative financial instrument contract in order to reduce its risk against interest rate fluctuations. The fair market value of the interest rate swap as at April 30, 2026 was \$311,536 (2025 – \$159,644). The following summarizes the terms of the interest rate swap as at April 30, 2026:

| Notional amount | Interest rate | Term of agreement              |
|-----------------|---------------|--------------------------------|
| \$12,628,000    | 2.04%         | July 1, 2024 –<br>July 1, 2029 |

### 18 Comparative figures

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