

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2013**

BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2013

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INDEPENDENT AUDITOR'S REPORT

To the Council of the Corporation of the City of Toronto and the Board of Management for the Bloor West Village Business Improvement Area

I have audited the accompanying financial statements of the Bloor West Village Business Improvement Area, which comprise the statement of financial position as at December 31, 2013 and the statements of operations and accumulated surplus, changes in net financial assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement.

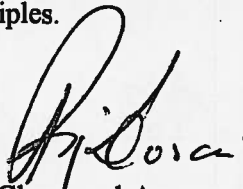
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Opinion

In my opinion, these financial statements present fairly in all material respects, the financial position of the Board as at December 31, 2013 and the results of its operations and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Toronto, Ontario
May 8, 2014

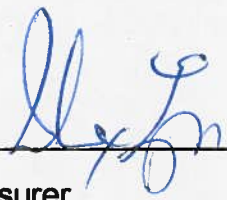

Chartered Accountant
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE
 BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2013**

	2013 \$	2012 \$
FINANCIAL ASSETS		
Cash and short-term investments	10,769	1,481
Accounts receivable		
City of Toronto – special charges (Note 3)	37,006	26,383
Other	92,503	59,865
	140,278	87,729
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	27,500	22,272
Other	48,085	17,350
	75,585	39,622
NET FINANCIAL ASSETS	64,693	48,107
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	115,903	123,079
ACCUMULATED SURPLUS	180,596	171,186

Approved on behalf of the Board of Management:


 Chair


 Treasurer

**THE BOARD OF MANAGEMENT FOR THE
 BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
 FOR THE YEAR ENDED DECEMBER 31, 2013**

	2013 \$ Budget (Note 8)	2013 \$ Actual	2012 \$ Actual
REVENUE			
City of Toronto – special charges	360,839	362,066	352,900
Sponsorship, Interest and Other	3,200	3,846	5,502
	<u>364,039</u>	<u>365,912</u>	<u>358,402</u>
EXPENSES			
Promotion and advertising	148,000	189,363	132,541
Maintenance	108,000	107,500	110,999
Administration	13,277	9,771	10,286
Capital (Note 7)	90,000	-	-
Amortization	-	52,081	44,773
Provision for (recovery of) uncollected levies (Note 3)	7,184	(2,213)	10,235
	<u>366,461</u>	<u>356,502</u>	<u>308,834</u>
SURPLUS (DEFICIT) FOR THE YEAR	(2,422)	9,410	49,568
SURPLUS, BEGINNING OF YEAR	171,186	171,186	121,618
SURPLUS, END OF YEAR	<u>168,764</u>	<u>180,596</u>	<u>171,186</u>

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2013**

	2013	2012
	\$	\$
Surplus for the year	9,410	49,568
Acquisition of tangible capital assets	(44,905)	(22,270)
Amortization of tangible capital assets	<u>52,081</u>	<u>44,773</u>
	16,586	72,071
Balance - Beginning of year	48,107	(23,964)
Balance - End of year	<u><u>64,693</u></u>	<u><u>48,107</u></u>

**THE BOARD OF MANAGEMENT FOR THE
 BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2013**

	2013	2012
	\$	\$
Cash flows from operating activities		
SURPLUS FOR THE YEAR	9,410	49,568
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	52,081	44,773
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(10,623)	(1,237)
Accounts receivable – other	(32,638)	(27,521)
Accounts payable - City of Toronto	5,228	(144,722)
Accounts payable – other	30,735	(36,627)
Cash Provided By (Used In) Operations	54,193	(115,766)
Investing activities		
Purchase of tangible capital assets	(44,905)	(22,270)
Cash and short-term investments, Beginning Of Year	1,481	139,517
Cash and short-term investments, End Of Year	10,769	1,481

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013**

1. ESTABLISHMENT AND OPERATIONS

The Bloor West Village Business Improvement Area (BIA) is established as a Business Improvement Area under the management and control of a Board of Management appointed by Council of the City of Toronto.

The Board is entrusted with the improvements, beautification and maintenance of municipally owned lands, buildings and structures in the area, together with the promotion of the area as a business or shopping area. Funding is provided by property owners of the BIA who are levied a special charge based on an annual operating budget prepared by the Board and approved by Council under Section 220(17) of the Municipal Act, as amended.

2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements are the representation of management and have been prepared in accordance with generally accepted accounting principles for local governments as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants (CICA), the most significant of which are as follows:

(a) Revenues and expenses are recorded using the accrual basis of accounting.

(b) Capital assets

Purchased capital assets are recorded at cost. Amortization is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Flags and banners	3 years
Street & Christmas lights	5 years
Benches	5 years
Planters	5 years
Railings	5 years
Streetscape	5 years

(c) Services provided without charge by the City of Toronto and others are not recorded in these financial statements.

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2013**

3. CITY OF TORONTO – SPECIAL CHARGES

Special charges levied by the City are collected and remitted to the Board by the City. The total special charges outstanding consist of amounts collected by the City not yet remitted to the Board and amounts uncollected by the City.

The Board records special charges receivable net of an allowance for uncollected amounts. The special charges receivable from the City of Toronto are comprised of:

	2013 \$	2012 \$
Total special charges outstanding	76,106	74,183
Less: allowance for uncollected special charges	<u>(39,100)</u>	<u>(47,800)</u>
Special charges receivable	<u>37,006</u>	<u>26,383</u>

The provision for uncollected levies reported on the Statement of Operations and Accumulated Surplus comprises:

	2013 \$	2012 \$
Special charges written-off	6,487	5,935
Change in allowance for uncollected special charges	<u>(8,700)</u>	<u>4,300</u>
	<u>(2,213)</u>	<u>10,235</u>

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2013**

4. TANGIBLE CAPITAL ASSETS

	2013						
	Lights	Benches	Railings	Flags & Banners	Street Scope	Planters	Total
Cost							
Beginning	171,649	6,577	6,295	9,363	22,270	1,465	217,619
Additions	44,905	-	-	-	-	-	44,905
Disposals	-	-	-	-	-	-	-
Ending	216,554	6,577	6,295	9,363	22,270	1,465	262,524
Accumulated Amortization							
Beginning	71,861	4,395	5,036	7,915	4,454	879	94,540
Amortization	43,311	1,316	1,259	1,448	4,454	293	52,081
Disposals	-	-	-	-	-	-	-
Ending	115,172	5,711	6,295	9,363	8,908	1,172	146,621
Net Book Value	101,382	866	-	-	13,362	293	115,903

	2012						
	Lights	Benches	Railings	Flags & Banners	Street Scope	Planters	Total
Cost							
Beginning	171,649	6,577	6,295	9,363	-	1,465	195,349
Additions	-	-	-	-	22,270	-	22,270
Disposals	-	-	-	-	-	-	-
Ending	171,649	6,577	6,295	9,363	22,270	1,465	217,619
Accumulated Amortization							
Beginning	37,531	3,079	3,777	4,794	-	586	49,767
Amortization	34,330	1,316	1,259	3,121	4,454	293	44,773
Disposals	-	-	-	-	-	-	-
Ending	71,861	4,395	5,036	7,915	4,454	879	94,540
Net Book Value	99,788	2,182	1,259	1,448	17,816	586	123,079

**THE BOARD OF MANAGEMENT FOR THE
BLOOR WEST VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2013**

5. INSURANCE

The Board is required to deposit with the Treasurer, City of Toronto, insurance policies indemnifying the City against public liability and property damage in respect of the activities of the Board. Insurance coverage providing \$5,000,000 for each occurrence or accident has been obtained by the Board, through the City of Toronto.

6. FINANCIAL INSTRUMENTS

The carrying values of the BIA's financial instruments approximate their values. The BIA is subject to an interest rate risk with respect to its investments; however, as these instruments are short-term investments the risk is minimal.

7. CAPITAL EXPENSES

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them as operating surplus. Once adequate funds have accumulated, the BIA undertakes cost-shared capital improvement projects with the City. For this reason the actual expenses in a given year could significantly differ from the amount budgeted for the year. Any excess actual capital expenses are financed out of the accumulated surplus.

8. BUDGET

Budget Figures are provided for comparative purposes only and have not been subject to audit procedures.

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5301 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

TO: [Name] [Address] [City] [State] [Zip]

FROM: [Name] [Address] [City] [State] [Zip]

SUBJECT: [Subject]

DATE: [Date]