

**THE BOARD OF MANAGEMENT FOR THE  
JUNCTION GARDENS  
BUSINESS IMPROVEMENT AREA**

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

**JUNCTION GARDENS  
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 Junction Garden Business Improvement Area

I have audited the accompanying financial statements of Junction Garden 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 13, 2014

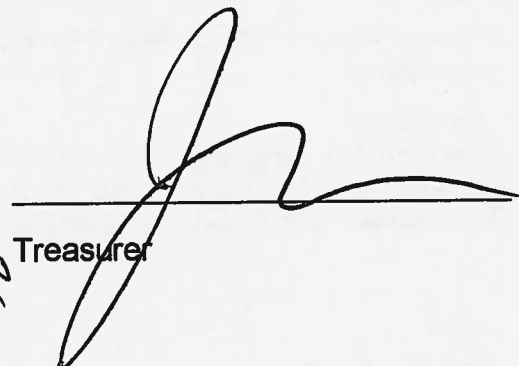
  
Chartered Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
 STATEMENT OF FINANCIAL POSITION  
 AS AT DECEMBER 31, 2013**

	<b>2013</b>	<b>2012</b>
	<b>\$</b>	<b>\$</b>
<b>FINANCIAL ASSETS</b>		
Cash	131,729	172,979
Accounts receivable		
City of Toronto – special charges (Note 3)	13,031	22,874
Other	22,016	26,135
	<u>166,776</u>	<u>221,988</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
Other	4,275	4,741
	<u>4,275</u>	<u>4,741</u>
<b>NET FINANCIAL ASSETS</b>	162,501	217,247
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 4)	19,248	16,375
<b>ACCUMULATED SURPLUS</b>	<u>181,749</u>	<u>233,622</u>

Approved on behalf of the Board of Management:

  
 \_\_\_\_\_  
 Chair

  
 \_\_\_\_\_  
 For Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
 STATEMENT OF OPERATIONS  
 FOR THE YEAR ENDED DECEMBER 31, 2013**

	<b>2013 \$ Budget (Note 9)</b>	<b>2013 \$ Actual</b>	<b>2012 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	253,284	253,284	256,102
Festival and events and other	10,600	24,800	5,972
	<u>263,884</u>	<u>278,084</u>	<u>262,074</u>
<b>EXPENSES</b>			
Administration	104,714	104,329	82,247
Promotion and advertising	166,000	149,826	106,390
Maintenance	46,625	48,320	39,238
Capital (Note 7)	17,500	-	-
Amortization	-	13,595	13,359
Provision for uncollected special charges (Note 3)	4,045	13,887	5,517
	<u>338,884</u>	<u>329,957</u>	<u>246,751</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(75,000)</b>	<b>(51,873)</b>	<b>15,323</b>
<b>OPERATING SURPLUS, BEGINNING OF YEAR</b>	<b>233,622</b>	<b>233,622</b>	<b>218,299</b>
<b>OPERATING SURPLUS, END OF YEAR</b>	<b><u>158,622</u></b>	<b><u>181,749</u></b>	<b><u>233,622</u></b>

**THE BOARD OF MANAGEMENT FOR THE  
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
 STATEMENT OF CHANGES IN NET FINANCIAL ASSETS  
 FOR THE YEAR ENDED DECEMBER 31, 2013**

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	<u>2013</u>	<u>2012</u>
	\$	\$
Surplus (deficit) for the year	(51,873)	15,323
Acquisition of tangible capital assets	(16,468)	(4,026)
Amortization of tangible capital assets	<u>13,595</u>	<u>13,359</u>
	(54,746)	24,656
Balance - Beginning of year	217,247	192,591
Balance - End of year	<u><u>162,501</u></u>	<u><u>217,247</u></u>

**THE BOARD OF MANAGEMENT FOR THE  
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
 STATEMENT OF CASH FLOWS  
 FOR THE YEAR ENDED DECEMBER 31, 2013**

	<b>2013</b>	<b>2012</b>
	<b>\$</b>	<b>\$</b>
<b>Cash flows from operating activities</b>		
Surplus (deficit) for the year	(51,873)	15,323
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	13,595	13,359
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	9,843	(4,619)
Accounts receivable – other	4,119	(6,433)
Accounts payable - City of Toronto	-	(3,307)
Accounts payable – other	(466)	(39)
<b>Cash Provided By (Used In) Operations</b>	<b>(24,782)</b>	<b>14,284</b>
<b>Investing activities</b>		
Purchase of tangible capital assets	(16,468)	(4,026)
<b>Cash, Beginning Of Year</b>	<b>172,979</b>	<b>162,721</b>
<b>Cash, End Of Year</b>	<b>131,729</b>	<b>172,979</b>

**THE BOARD OF MANAGEMENT FOR THE  
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2013**

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**1. ESTABLISHMENT AND OPERATIONS**

The Junction Gardens 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 |
| Street furniture          | 5 years |
| Planters                  | 5 years |
| Commemorative Plaque      | 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  
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA  
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
 FOR THE YEAR ENDED DECEMBER 31, 2013**

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**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	34,731	37,474
Less: allowance for uncollected special charges	<u>(21,700)</u>	<u>(14,600)</u>
Special charges receivable	<u>13,031</u>	<u>22,874</u>

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

	2013 \$	2012 \$
Special charges written-off	6,787	8,617
Change in allowance for uncollected special charges	<u>7,100</u>	<u>(3,100)</u>
	<u>13,887</u>	<u>5,517</u>

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

**4. CAPITAL ASSETS**

	<b>2013</b>				
	<b>Plaque</b>	<b>Banners</b>	<b>Lights</b>	<b>Planters</b>	<b>Total</b>
<b>Cost</b>					
Beginning	8,395	6,849	18,962	28,022	62,228
Additions		6,983	9,485	-	16,468
Disposals	-	-	-	-	-
<b>Ending</b>	<b>8,395</b>	<b>13,832</b>	<b>28,447</b>	<b>28,022</b>	<b>78,696</b>
<b>Accumulated Amortization</b>					
Beginning	3,358	3,224	12,865	26,406	45,853
Amortization	1,679	4,610	5,690	1,616	13,595
Disposals	-	-	-	-	-
<b>Ending</b>	<b>5,037</b>	<b>7,834</b>	<b>18,555</b>	<b>28,022</b>	<b>59,448</b>
<b>Net Book Value</b>	<b>3,358</b>	<b>5,998</b>	<b>9,892</b>	<b>-</b>	<b>19,248</b>

	<b>2012</b>				
	<b>Plaque</b>	<b>Banners</b>	<b>Lights</b>	<b>Planters</b>	<b>Total</b>
<b>Cost</b>					
Beginning	8,395	2,823	18,962	28,022	58,202
Additions	-	4,026	-	-	4,026
Disposals	-	-	-	-	-
<b>Ending</b>	<b>8,395</b>	<b>6,849</b>	<b>18,962</b>	<b>28,022</b>	<b>62,228</b>
<b>Accumulated Amortization</b>					
Beginning	1,679	941	9,072	20,802	32,494
Amortization	1,679	2,283	3,793	5,604	13,359
Disposals	-	-	-	-	-
<b>Ending</b>	<b>3,358</b>	<b>3,224</b>	<b>12,865</b>	<b>26,406</b>	<b>45,853</b>
<b>Net Book Value</b>	<b>5,037</b>	<b>3,625</b>	<b>6,097</b>	<b>1,616</b>	<b>16,375</b>

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

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**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 value of the BIA's financial instruments approximates 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. COMMITMENTS**

The Board, in co-operation with the City, has implemented cost-shared capital improvement projects on publicly owned property for several years. The projects are long-term in nature and are usually completed subsequent to the year of Council's approval. The Board is committed to capital improvement projects of which the Board's share of \$7,791 (2012 - \$nil) was outstanding as at December 31, 2013.

**8. 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.

**9. BUDGET**

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

