

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2014**

GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2014

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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 Greektown on the Danforth Business Improvement Area

I have audited the accompanying financial statements of the Greektown on the Danforth Business Improvement Area, which comprise the statement of financial position as at December 31, 2014 and the statement of operations and accumulated surplus, statement of changes in net financial assets and statement of cash flows for the year then ended, and the related notes which comprises a summary of significant accounting policies and other explanatory information.

Management's responsibility for the financial statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB) 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 Greektown Business Improvement Area as at December 31, 2014 and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB).

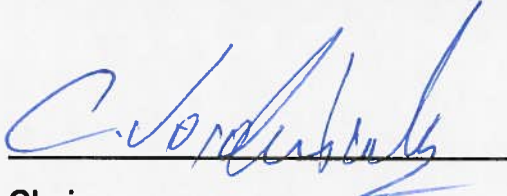
Toronto, Ontario
May 17, 2015


Chartered Professional Accountant
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2014**

	2014	2013
	\$	\$
FINANCIAL ASSETS		
Cash and short-term investments	857,311	883,510
Accounts receivable		
City of Toronto – special charges (Note 3)	48,840	41,635
Other	84,734	56,505
	<u>990,885</u>	<u>981,650</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	156,966	217,357
Other	211,423	76,168
	<u>368,389</u>	<u>293,525</u>
NET FINANCIAL ASSETS	622,496	688,125
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	333,149	250,959
ACCUMULATED SURPLUS	<u>955,645</u>	<u>939,084</u>

Approved on behalf of the Board of Management:


Chair


Treasurer

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2014**

	2014 \$ Budget (Note 9)	2014 \$ Actual	2013 \$ Actual
REVENUE			
City of Toronto – special charges	426,406	434,928	427,275
Grants and other revenue	34,000	34,492	127,775
Taste of the Danforth	493,500	791,389	695,853
	<u>953,906</u>	<u>1,260,809</u>	<u>1,250,903</u>
EXPENSES			
Administration	141,329	78,360	135,977
Promotion and advertising	684,000	855,866	772,611
Maintenance	105,000	115,074	76,319
Capital (Note 7)	214,000	2,990	49,826
Amortization	-	176,064	94,794
Provision for (recovery of) uncollected special charges (note 3)	14,577	15,894	(603)
	<u>1,158,906</u>	<u>1,244,248</u>	<u>1,128,924</u>
SURPLUS (DEFICIT) FOR THE YEAR	(205,000)	16,561	121,979
OPERATING SURPLUS, BEGINNING OF YEAR	939,084	939,084	817,105
OPERATING SURPLUS, END OF YEAR	<u>734,084</u>	<u>955,645</u>	<u>939,084</u>

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2014**

	<u>2014</u> \$	<u>2013</u> \$
Surplus for the year	16,561	121,979
Acquisition of tangible capital assets	(258,254)	(217,355)
Amortization of tangible capital assets	<u>176,064</u>	<u>94,794</u>
	(65,629)	(582)
Balance - Beginning of year	688,125	688,707
Balance - End of year	<u><u>622,496</u></u>	<u><u>688,125</u></u>

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2014**

	2014	2013
	\$	\$
Cash flows from operating activities		
Surplus for the year	16,561	121,979
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	176,064	94,794
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(7,205)	(10,561)
Accounts receivable – other	(28,229)	(50,598)
Accounts payable – Other	(60,391)	(23,068)
Accounts payable – City of Toronto	135,255	145,294
	<hr/>	<hr/>
Cash Provided By Operations	232,055	277,840
Investing activities		
Purchase of tangible capital assets	(258,254)	(217,355)
Cash and short-term investments, beginning of year	<hr/> 883,510	<hr/> 823,025
Cash and short-term investments, end of year	<hr/> 857,311	<hr/> 883,510

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2014**

1. ESTABLISHMENT AND OPERATIONS

The Greektown on the Danforth 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 Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB), the most significant of which are as follows:

Revenue recognition:

The BIA receives special charges from its members which are levied and collected by the City of Toronto. It also receives cash donations and sponsorships from corporate and private donors and grants from local, provincial and federal governments for events and festivals. Revenue is being recorded upon the signing of contracts and when collection can be reasonably ascertained.

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:

Street lights	5 years	Planters	5 years
Pole Wraps	3 years	Alexander Parkette	3 years
Banner Poles	3 years	Furniture	3 years

Contributed services:

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

Financial instruments:

Financial instruments are recorded at the approximated fair value.

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2014**

SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

Use of estimates:

The preparation of these financial statements in accordance with PSAB requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Significant estimates include determining the useful lives of tangible capital assets for amortization, the allowance for uncollectible levies and accounts receivable and contingent liabilities. Actual results could differ from management's best estimates, as additional information becomes available in the future.

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:

	2014 \$	2013 \$
Total special charges outstanding	70,340	57,735
Less: allowance for uncollected special charges	<u>(21,500)</u>	<u>(16,100)</u>
Special charges receivable	<u>48,840</u>	<u>41,635</u>

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

	2014 \$	2013 \$
Special charges written-off	10,494	19,797
Change in allowance for uncollected special charges	<u>5,400</u>	<u>(20,400)</u>
	<u>15,894</u>	<u>(603)</u>

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2014**

4. CAPITAL ASSETS

	2014						
	Lights	Pole Wraps	Banner Poles	Planters	Alexander Parkette	Furniture	Total
Cost							
Beginning	313,789	-	102,280	115,075	-	2,073	533,217
Additions	56,115	47,120	87,174	28,390	39,455	-	258,254
Disposals	-	-	-	-	-	-	-
Ending	369,904	47,120	189,454	143,465	39,455	2,073	791,471
Accumulated Amortization							
Beginning	237,280	-	20,456	23,015	-	1,507	282,258
Amortization	73,981	29,880	29,058	28,673	13,906	566	176,064
Disposals	-	-	-	-	-	-	-
Ending	311,261	29,880	49,514	51,688	13,906	2,073	458,322
Net Book Value	58,643	17,240	139,940	91,777	25,549	-	333,149

	2013						
	Lights	Pole Wraps	Banner Poles	Planters	Alexander Parkette	Furniture	Total
Cost							
Beginning	313,789	28,493	-	-	-	2,073	344,355
Additions	-	-	102,280	115,075	-	-	217,355
Disposals	-	-	-	-	-	-	-
Ending	313,789	28,493	102,280	115,075	-	2,073	561,710
Accumulated Amortization							
Beginning	186,523	28,493	-	-	-	941	215,957
Amortization	50,757	-	20,456	23,015	-	566	94,794
Disposals	-	-	-	-	-	-	-
Ending	237,280	28,493	20,456	23,015	-	1,507	310,751
Net Book Value	76,509	-	81,824	92,060	-	566	250,959

**THE BOARD OF MANAGEMENT FOR THE
GREEKTOWN ON THE DANFORTH BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2014**

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. CAPITAL EXPENSES

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them as 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. 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 \$65,132 (2013 - \$54,336) was outstanding as at December 31, 2014.

9. BUDGET

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