

**THE BOARD OF MANAGEMENT FOR THE
UPTOWN YONGE
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2017**

UPTOWN YONGE BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2017

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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 Uptown Yonge Business Improvement Area

I have audited the accompanying financial statements of Uptown Yonge Business Improvement Area, which comprise the statement of financial position as at December 31, 2017 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 Uptown Yonge Business Improvement Area as at December 31, 2017 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
March 6, 2018


Chartered Professional Accountant
Licensed Public Accountant


**THE BOARD OF MANAGEMENT FOR THE
 UPTOWN YONGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2017**

	2017	2016
	\$	\$
FINANCIAL ASSETS		
Cash	37,158	6,255
Short-term investment (Note 3)	100,375	100,350
Accounts receivable		
City of Toronto – special charges (Note 4)	-	28,521
Other	23,395	33,124
	160,928	168,250
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 4)	2,427	-
City of Toronto – other	16,040	-
Other	2,100	1,950
	20,567	1,950
NET FINANCIAL ASSETS	140,361	166,300
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 5)	40,134	18,618
ACCUMULATED SURPLUS	180,495	184,918

Approved on behalf of the Board of Management:



 Chair



 Treasurer

**THE BOARD OF MANAGEMENT FOR THE
 UPTOWN YONGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF OPERATIONS
 FOR THE YEAR ENDED DECEMBER 31, 2017**

	2017 \$ Budget (Note 10)	2017 \$ Actual	2016 \$ Actual
REVENUE			
City of Toronto – special charges	246,111	246,111	218,280
Fund raising and other	-	815	915
	<u>246,111</u>	<u>246,926</u>	<u>219,195</u>
EXPENSES			
Administration	74,671	77,648	73,929
Promotion and advertising	101,220	77,445	77,310
Maintenance and Improvements	56,935	58,938	27,481
Capital (Note 8)	20,000	-	-
Amortization	-	13,085	5,832
Provision for (recovery of) uncollected special charges (Note 4)	(6,715)	24,233	7,346
	<u>246,111</u>	<u>251,349</u>	<u>191,898</u>
SURPLUS (DEFICT) FOR THE YEAR	-	(4,423)	27,297
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>184,918</u>	<u>184,918</u>	<u>157,621</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>184,918</u>	<u>180,495</u>	<u>184,918</u>

**THE BOARD OF MANAGEMENT FOR THE
 UPTOWN YONGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2017**

	<u>2017</u> \$	<u>2016</u> \$
Surplus (deficit) for the year	(4,423)	27,297
Acquisition of tangible capital assets	(34,601)	(10,995)
Amortization of tangible capital assets	<u>13,085</u>	<u>5,832</u>
	(25,939)	22,134
Balance - Beginning of year	166,300	144,166
Balance - End of year	<u><u>140,361</u></u>	<u><u>166,300</u></u>

**THE BOARD OF MANAGEMENT FOR THE
UPTOWN YONGE BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2017**

	2017	2016
	\$	\$
Cash flows from operating transactions		
Surplus (deficit) for the year	(4,423)	27,297
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	13,085	5,832
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	28,521	(5,450)
Accounts receivable – other	9,729	(10,168)
Accounts payable – City of Toronto	18,467	-
Accounts payable – other	150	(2,484)
Cash Provided By Operations	65,529	15,027
Investing Activities		
Purchase of tangible capital assets	(34,601)	(10,995)
(Increase) decrease in short-term investment	(25)	(39)
Cash, Beginning Of Year	6,255	2,262
Cash, End Of Year	37,158	6,255

**THE BOARD OF MANAGEMENT FOR THE
UPTOWN YONGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2017**

1. ESTABLISHMENT AND OPERATIONS

The Uptown Yonge 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), 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.

Short-term investments:

Short-term investments are highly liquid financial instruments with original maturities greater than three months but less than one year and are classified as "short-term" investments. BIA classifies short-term investments as current assets and reports them at their fair market value.

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:

Lights	5 years	Pole Wraps	5 years
Benches	5 years	Computers	3 years
Planters	5 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
UPTOWN YONGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2017**

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. SHORT-TERM INVESTMENT

Short-term investment consists of a cashable guaranteed investment certificates with the Royal Bank of Canada. This investment bears interest at the rate of 1.00% per annum and will be maturing in 2018.

4. 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:

	2017	2016
	\$	\$
Total special charges outstanding	25,973	44,121
Less: allowance for uncollected special charges	<u>(28,400)</u>	<u>(15,600)</u>
Special charges receivable	<u>(2,427)</u>	<u>28,521</u>

The provision for (recovery of) uncollected levies reported on the Statement of Revenue, Expenses and Operating Surplus comprises:

	2017	2016
	\$	\$
Special charges written-off	11,433	3,846
Change in provision for losses on assessment appeals	<u>12,800</u>	<u>3,500</u>
	<u>24,233</u>	<u>7,346</u>

THE BOARD OF MANAGEMENT FOR THE
 UPTOWN YONGE BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2017

5. CAPITAL ASSETS

	2017					Total
	Computers	Planters	Lights	Benches	Pole Wraps	
Cost						
Beginning	-	-	-	23,635	25,070	48,705
Additions	2,496	15,375	4,660	12,070	-	34,601
Disposals	-	-	-	-	-	-
Ending	2,496	15,375	4,660	35,705	25,070	83,306
Accumulated Amortization						
Beginning	-	-	-	21,799	8,288	30,087
Amortization	832	3,075	932	3,232	5,014	13,085
Disposals	-	-	-	-	-	-
Ending	832	3,075	932	25,031	13,302	43,172
Net Book Value	1,664	12,300	3,728	10,674	11,768	40,134
	2016					Total
	Computers	Planters	Lights	Benches	Pole Wraps	
Cost						
Beginning	-	-	-	21,340	16,370	37,710
Additions	-	-	-	2,295	8,700	10,995
Disposals	-	-	-	-	-	-
Ending	-	-	-	23,635	25,070	48,705
Accumulated Amortization						
Beginning	-	-	-	20,981	3,274	24,255
Amortization	-	-	-	818	5,014	5,832
Disposals	-	-	-	-	-	-
Ending	-	-	-	21,799	8,288	30,087
Net Book Value	-	-	-	1,836	16,782	18,618

**THE BOARD OF MANAGEMENT FOR THE
UPTOWN YONGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2017**

6. 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.

7. 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.

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. 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 \$500 (2016 - \$nil) was outstanding as at December 31, 2017.

10. BUDGET

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

