

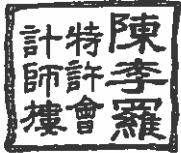
**KENSINGTON MARKET BUSINESS
IMPROVEMENT AREA
FINANCIAL STATEMENTS
DECEMBER 31, 2017**

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Financial Statements December 31, 2017

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Report on the Financial Statements

We have audited the accompanying financial statements of **KENSINGTON MARKET BUSINESS IMPROVEMENT AREA**, which comprise the statements of financial position as at **December 31, 2017** and the statements of operations, changes in accumulated surplus 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 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

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from 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.

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

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Kensington Market Business Improvement Area as at December 31, 2017 and the results of its operations, changes in accumulated surplus and its 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).

C.C.I.

**Chartered Professional Accountants Professional Corporation
Authorized to practice public accounting by the
Chartered Professional Accountants of Ontario**

Toronto, Ontario
August 7, 2018


KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Statement of Financial Position December 31, 2017

	<u>2017</u> \$	<u>2016</u> \$
Financial Assets		
Cash and short term investments	204,627	157,814
Accounts receivable		
- City of Toronto - special charges (note 3)	1,534	13,130
- Other	3,241	12,312
Prepaid and deposit	<u>150</u>	<u>150</u>
	<u>209,552</u>	<u>183,406</u>
Liabilities		
Accounts payable		
- Other	8,166	3,690
Deferred Grant - Lights (note 5)	<u>10,511</u>	<u>9,283</u>
	<u>18,677</u>	<u>12,973</u>
Net Financial Assets	190,875	170,433
Non-Financial Assets		
Equipment (note 4)	<u>33,650</u>	<u>47,150</u>
Accumulated Surplus	<u>224,525</u>	<u>217,583</u>

Approved on behalf of the Board of Management

 _____, Chair

 _____, Treasurer

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Statement of Changes in Accumulated Surplus Year ended December 31, 2017

	<u>2017</u>	<u>2016</u>
	\$	\$
Accumulated Surplus		
Balance, beginning of year	217,583	205,028
Surplus for the year	<u>6,942</u>	<u>12,555</u>
Balance, end of year	<u>224,525</u>	<u>217,583</u>

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Statement of Operations Year ended December 31, 2017

	Budget		
	2017	2017	2016
	\$	\$	\$
Revenue			
Levies received	143,395	143,645	135,678
Other revenue	20,000	9,564	5,339
City of Toronto - Grant for lights (note 5)	-	3,084	2,652
	<u>163,395</u>	<u>156,293</u>	<u>143,669</u>
Expenses			
Advertising and promotion	69,880	50,462	47,464
Amortization	-	22,123	22,141
Bank charges	250	756	159
Insurance	893	883	867
Office and general	7,884	4,775	5,035
Professional fees	3,200	2,130	1,904
Repair and maintenance	20,050	2,116	4,757
Rent	3,600	3,531	3,496
Salaries	35,000	50,590	45,488
Streetscape improvement	30,000	-	-
Provision for uncollected special charges	13,036	11,985	(197)
	<u>183,793</u>	<u>149,351</u>	<u>131,114</u>
(Deficit) Surplus for the year	<u>(20,398)</u>	<u>6,942</u>	<u>12,555</u>

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Statement of Cash Flows Year ended December 31, 2017

	<u>2017</u>	<u>2016</u>
	\$	\$
Funds provided (used):		
Operating Activities		
Surplus for the year	6,942	12,555
Item not affecting cash		
- amortization	22,123	22,141
Changes in other non-cash working capital components (1)	<u>25,143</u>	<u>(24,759)</u>
	<u>54,208</u>	<u>9,937</u>
Investing Activities		
Acquisition of equipment	(8,623)	(5,466)
Deferred grant - lights	<u>1,228</u>	<u>(2,653)</u>
	<u>(7,395)</u>	<u>(8,119)</u>
Net increase in cash	46,813	1,818
Cash, beginning of year	<u>157,814</u>	<u>155,996</u>
Cash, end of year	<u>204,627</u>	<u>157,814</u>

(1) Changes in other non-cash working capital components represented by:

Accounts receivable - City of Toronto	11,596	(6,659)
Accounts receivable - Other	9,071	(4,140)
Prepaid and deposit	-	(150)
Accounts payable - City of Toronto	-	(13,262)
Accounts payable - Other	<u>4,476</u>	<u>(548)</u>
	<u>25,143</u>	<u>(24,759)</u>

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

1. Nature of the Organization

Kensington Market Business Improvement Area is a not-for-profit volunteer-based association dedicated to create a safe and competitive business area that attract shoppers and new businesses 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.

2. Significant Accounting Policies

The Organization follows Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB) which include the following policies:

Revenue recognition:

The Organization receives special charges from the City of Toronto, cash donations from corporate sponsors and private donors, as well as grants for operating purposes and capital projects. Revenue are being recorded upon signing of contract, and when collection can be reasonably ascertained.

Equipment:

Equipment are stated at cost and amortized using straight-line basis over the estimated useful lives of the assets at the following rates per annum:

Furniture and equipment	5 years
Lights	5 years
Tents	5 years
Cigarette contraptions	5 years
Trailers	30% declining balance

Contributed services:

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

Financial instruments:

Financial instruments are recorded at the approximated fair value.

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

2. Significant Accounting Policies (Continued)

Use of Estimates:

The preparation of these financial statements in conformity with Canadian accounting standards for local governments requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, at the date of the financial statements, and the reported amounts of revenues and expenses during the reported period. 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 from BIA members 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:

	<u>2017</u>	<u>2016</u>
	\$	\$
Total special charges outstanding	7,634	18,430
Less: allowance for uncollected special charges	<u>(6,100)</u>	<u>(5,300)</u>
Accounts receivable - City of Toronto (special charges)	<u>1,534</u>	<u>13,130</u>

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

	<u>2017</u>	<u>2016</u>
	\$	\$
Special charges written-off	11,184	1,302
Changes in allowance for uncollected special charges	<u>800</u>	<u>(1,500)</u>
	<u>11,984</u>	<u>(198)</u>

KENSINGTON MARKET BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

4. Equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net 2017</u>	<u>Net 2016</u>
	\$	\$	\$	\$
Cigarette contraptions	5,467	1,640	3,827	4,920
Furniture and equipment	5,384	4,704	680	1,158
Lights	94,595	69,536	25,059	34,492
Tents	9,149	5,841	3,308	5,138
Trailers	<u>3,329</u>	<u>2,553</u>	<u>776</u>	<u>1,442</u>
	<u>117,924</u>	<u>84,274</u>	<u>33,650</u>	<u>47,150</u>

5. Deferred Grant - Lights

Grant received from the City of Toronto for lights and signs are being deferred and amortized on the same basis of the lights.

	\$
Amount received in 2015 for lights	13,262
Amount received in 2017 for street signs	4,311
Less : Accumulated amortization for grant	<u>(7,062)</u>
Balance at the year end	<u>10,511</u>

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. Budget

Budget figures are provided for comparative purpose only and have not been audited. Accordingly, we do not express any opinion on the budget figures.