

**UPPER VILLAGE BUSINESS
IMPROVEMENT AREA
FINANCIAL STATEMENTS
DECEMBER 31, 2017**

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Financial Statements
December 31, 2017

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Report on the Financial Statements

We have audited the accompanying financial statements of **UPPER VILLAGE 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 Upper Village 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
November 8, 2018


UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Financial Position December 31, 2017

	<u>2017</u> \$	<u>2016</u> \$
Financial Assets		
Cash	44,718	39,598
Accounts receivable		
- City of Toronto - special charges (note 3)	12,849	-
- Other	7,222	6,322
Prepaid and deposits	<u>4,873</u>	<u>-</u>
	<u>69,662</u>	<u>45,920</u>
 Liabilities		
Accounts payable		
- City of Toronto	-	7,505
- Other	1,600	6,791
Deferred Grants (note 5)	<u>12,919</u>	<u>18,235</u>
	<u>14,519</u>	<u>32,531</u>
 Net Financial Assets	 55,143	 13,389
 Non-Financial Assets		
Equipment (note 4)	<u>36,017</u>	<u>55,738</u>
Accumulated surplus	<u>91,160</u>	<u>69,127</u>

Approved on behalf of the Board of Management

x  , Chair

x  , Treasurer

UPPER VILLAGE 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	69,127	65,715
Surplus for the year	<u>22,035</u>	<u>3,412</u>
Balance, end of year	<u>91,162</u>	<u>69,127</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Operations Year ended December 31, 2017

	Budget		
	2017	2017	2016
	\$	\$	\$
Revenue			
City of Toronto - Special Charges	98,484	98,572	99,505
Grant and sponsorships	<u>10,000</u>	<u>11,194</u>	<u>4,949</u>
	<u>108,484</u>	<u>109,766</u>	<u>104,454</u>
Expenses			
Advertising and promotion	2,800	1,425	-
Amortization/Capital	7,000	20,935	20,134
Bank charges	-	25	39
Insurance	783	775	759
Office and general	2,750	2,320	2,697
Professional fees	2,000	1,628	1,628
Repair and maintenance	67,000	55,503	53,833
Salaries and casual help	9,000	3,375	7,500
Utilities	-	1,187	1,065
Provision for uncollected special charges	<u>8,953</u>	<u>558</u>	<u>13,387</u>
	<u>100,286</u>	<u>87,731</u>	<u>101,042</u>
Surplus for the year	<u>8,198</u>	<u>22,035</u>	<u>3,412</u>

UPPER VILLAGE 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	22,035	3,412
Items not affecting cash		
- amortization	20,935	20,134
Changes in other non-cash working capital components (1)	<u>(31,319)</u>	<u>5,402</u>
	<u>11,651</u>	<u>28,948</u>
Investing Activities		
Acquisition of equipment - net	(1,215)	(7,347)
Deferred Grants	<u>(5,316)</u>	<u>(1,275)</u>
	<u>(6,531)</u>	<u>(8,622)</u>
Net increase in cash	5,120	20,326
Cash, beginning of year	<u>39,598</u>	<u>19,272</u>
Cash, end of year	<u>44,718</u>	<u>39,598</u>

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

Accounts receivable - City of Toronto	(12,850)	5,987
Accounts receivable - Other	(900)	4,099
Prepaid and deposits	(4,873)	-
Accounts payable - City of Toronto	(7,505)	(9,875)
Accounts payable - Other	<u>(5,191)</u>	<u>5,191</u>
	<u>(31,319)</u>	<u>5,402</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

1. Nature of the Organization

Upper Village 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 the 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 the 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 five years, which are the estimated useful lives of the assets.

Financial instruments:

Financial instruments are recorded at the approximated fair value. 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.

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.

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

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 (overpaid) outstanding	16,549	(332)
Less: allowance for uncollected special charges	<u>(3,700)</u>	<u>(3,500)</u>
Accounts (payable) receivable - City of Toronto (special charges)	<u>12,849</u>	<u>(3,832)</u>

Payable in 2016 was included in Accounts Payable to City of Toronto.

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

	<u>2017</u>	<u>2016</u>
	\$	\$
Special charges written-off	358	19,087
Changes in allowance for uncollected special charges	<u>200</u>	<u>(5,700)</u>
	<u>558</u>	<u>13,387</u>

4. Equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	Net	
	\$	\$	<u>2017</u>	<u>2016</u>
			\$	\$
Lights	56,030	50,270	5,760	13,818
Street signs	8,320	8,320	-	-
Banners	15,911	11,499	4,412	-
Benches	10,900	7,630	3,270	5,450
Hanging baskets	11,050	7,735	3,315	5,525
Planters	<u>38,029</u>	<u>18,769</u>	<u>19,260</u>	<u>30,945</u>
	<u>140,240</u>	<u>104,223</u>	<u>36,017</u>	<u>55,738</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements December 31, 2017

5. Deferred Grants

Grant received from the City of Toronto for multiple constructions over years is being deferred and amortized on the same basis of the capital projects.

	<u>2017</u>	<u>2016</u>
	\$	\$
Balance, beginning of year	18,235	19,510
Add: deferred grant from 2017/2016 project	-	3,674
Less: amortization during the year	<u>(5,316)</u>	<u>(4,949)</u>
Balance at the year end	<u>12,919</u>	<u>18,235</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.