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**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2018**

YORK- EGLINTON BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2018

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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 Regal Heights Business Improvement Area

Opinion

I have audited the financial statements of York Eglinton Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2018, 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 notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the BIA as at December 31, 2018 and its financial performance 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).

Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the BIA in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is responsible for assessing the BIA's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Board or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Board's financial reporting process.

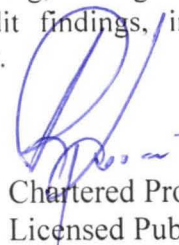
Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian generally accepted auditing standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Board's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Board's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Board to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Toronto, Ontario
June 17, 2019


Chartered Professional Accountant
Licensed Public Accountant

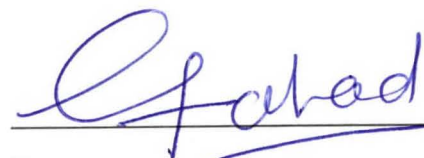
**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2018**

	2018	2017
	\$	\$
FINANCIAL ASSETS		
Cash	706,992	657,885
Accounts receivable		
City of Toronto – special charges (Note 3)	10,522	20,485
Other	15,983	11,822
	<u>733,497</u>	<u>690,192</u>
LIABILITIES		
Accounts payable and accrued liabilities		
Other	4,775	4,625
	<u>4,775</u>	<u>4,625</u>
NET FINANCIAL ASSETS	728,722	685,567
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	2,556	2,360
ACCUMULATED SURPLUS	<u>731,278</u>	<u>687,927</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR
YORK-EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2018**

	2018 \$ Budget (Note 8)	2018 \$ Actual	2017 \$ Actual
REVENUE			
City of Toronto – special charges	196,379	196,467	319,071
Other	15,000	13,543	6,048
	<u>211,379</u>	<u>210,010</u>	<u>325,119</u>
EXPENSES			
Administration	169,320	86,380	85,822
Promotion and advertising	52,000	30,712	12,620
Maintenance	56,500	39,328	30,577
Capital (Note 7)	2,000	-	-
Amortization (Note 4)	-	3,637	2,360
Provision for (recovery of) uncollected levies (Note 3)	(3,441)	6,602	11,513
	<u>276,379</u>	<u>166,659</u>	<u>142,892</u>
SURPLUS (DEFICIT) FOR THE YEAR	(65,000)	43,351	182,227
OPERATING SURPLUS, BEGINNING OF YEAR	<u>687,927</u>	<u>687,927</u>	<u>505,700</u>
OPERATING SURPLUS, END OF YEAR	<u>622,927</u>	<u>731,278</u>	<u>687,927</u>

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2018**

	<u>2018</u> \$	<u>2017</u> \$
Surplus for the year	43,351	182,227
Acquisition of tangible capital assets	(3,833)	-
Amortization of tangible capital assets	<u>3,637</u>	<u>2,360</u>
	43,155	184,587
Balance - Beginning of year	685,567	500,980
Balance - End of year	<u><u>728,722</u></u>	<u><u>685,567</u></u>

**THE BOARD OF MANAGEMENT FOR
YORK-EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2018**

	2018	2017
	\$	\$
Cash flows from operating activities		
Surplus for the year	43,351	182,227
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	3,637	2,360
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	9,963	(9,316)
Accounts receivable – other	(4,161)	5,197
Accounts payable – other	150	752
Cash Provided By Operations	52,940	181,220
Investing Activities		
Purchase of tangible capital assets	(3,833)	-
Cash, Beginning Of Year	657,885	476,665
Cash, End Of Year	706,992	657,885

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2018**

1. ESTABLISHMENT AND OPERATIONS

York-Eglinton 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 & Christmas lights	5 years
Computer	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
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2018**

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 (payable to) the City of Toronto are comprised of:

	2018	2017
	\$	\$
Total special charges outstanding	26,522	33,785
Less: allowance for uncollected special charges	<u>(16,000)</u>	<u>(13,300)</u>
Special charges receivable (payable)	<u>10,522</u>	<u>20,485</u>

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

	2018	2017
	\$	\$
Special charges written-off	3,902	23,859
Changes in allowance for uncollected special charges	<u>2,700</u>	<u>(13,000)</u>
	<u>6,602</u>	<u>10,859</u>

THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2018

4. CAPITAL ASSETS

	2018		
	Computer	Lighting	Total
Cost			
Beginning	-	11,800	11,800
Additions	3,833	-	3,833
Disposals	-	-	-
Ending	3,833	11,800	15,633
Accumulated Amortization			
Beginning	-	9,440	9,440
Amortization	1,277	2,360	3,637
Disposals	-	-	-
Ending	1,277	11,800	13,077
Net Book Value	2,556	-	2,556
	2017		
	Computer	Lighting	Total
Cost			
Beginning	-	11,800	11,800
Additions	-	-	-
Disposals	-	-	-
Ending	-	11,800	11,800
Accumulated Amortization			
Beginning	-	7,080	7,080
Amortization	-	2,360	2,360
Disposals	-	-	-
Ending	-	9,440	9,440
Net Book Value	-	2,360	2,360

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2018**

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 cash and short-term investments, accounts receivable, due from City of Toronto, accounts payable and accrued liabilities reflected in the statement of financial position approximate their respective fair value, due to the relatively short term nature of the instruments.

7. CAPITAL EXPENSES

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them. Once adequate funds have accumulated, the BIA undertakes capital improvement projects. 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 capital fund.

8. BUDGET

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

**THE BOARD OF MANAGEMENT FOR
YORK-EGLINTON
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2019**

YORK- EGLINTON BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2019

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To the Council of the Corporation of the City of Toronto and the
Board of Management for Regal Heights Business Improvement Area

Opinion

I have audited the financial statements of York Eglinton Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2019, 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 notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the BIA as at December 31, 2019 and its financial performance 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).

Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the BIA in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

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In preparing the financial statements, management is responsible for assessing the BIA's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Board or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Board's financial reporting process.

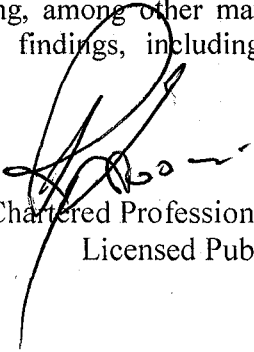
Auditor's Responsibilities for the Audit of the Financial Statements

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- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 Board's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Board's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the Board to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

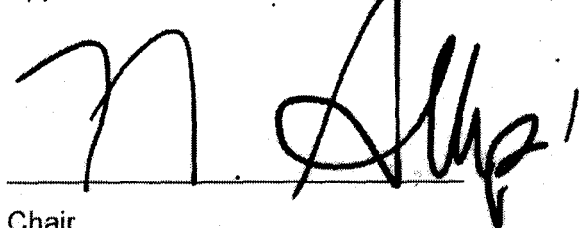
Toronto, Ontario
August 27, 2020


Chartered Professional Accountant
Licensed Public Accountant

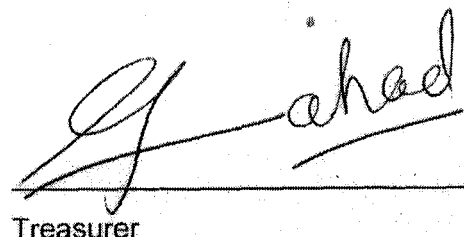
**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2019**

	2019 \$	2018 \$
FINANCIAL ASSETS		
Cash	725,592	706,992
Accounts receivable		
City of Toronto – special charges (Note 3)	-	10,522
Other	49,531	15,983
	<u>775,123</u>	<u>733,497</u>
LIABILITIES		
City of Toronto – Special charges	8,283	-
Accounts payable and accrued liabilities		
Other	7,034	4,775
	<u>15,317</u>	<u>4,775</u>
NET FINANCIAL ASSETS	759,806	728,722
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	1,278	2,556
ACCUMULATED SURPLUS	<u>761,084</u>	<u>731,278</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	2019 \$ Budget (Note 8)	2019 \$ Actual	2018 \$ Actual
REVENUE			
City of Toronto – special charges	195,980	196,256	196,467
Grants and other	20,000	14,900	13,543
	<u>215,980</u>	<u>211,156</u>	<u>210,010</u>
EXPENSES			
Administration	158,874	80,561	86,380
Promotion and advertising	70,700	30,619	30,712
Maintenance	40,000	43,406	39,328
Capital (Note 7)	5,000	-	-
Amortization (Note 4)	-	1,278	3,637
Provision for uncollected levies (Note 3)	6,406	25,486	6,602
	<u>280,980</u>	<u>181,350</u>	<u>166,659</u>
SURPLUS (DEFICIT) FOR THE YEAR	(65,000)	29,806	43,351
OPERATING SURPLUS, BEGINNING OF YEAR	731,278	731,278	687,927
OPERATING SURPLUS, END OF YEAR	<u>666,278</u>	<u>761,084</u>	<u>731,278</u>

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	2019	2018
	\$	\$
Surplus for the year	29,806	43,351
Acquisition of tangible capital assets	-	(3,833)
Amortization of tangible capital assets	1,278	3,637
	31,084	43,155
Balance - Beginning of year	728,722	685,567
Balance - End of year	<u>759,806</u>	<u>728,722</u>

**THE BOARD OF MANAGEMENT FOR
YORK-EGLINTON BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2019**

	2019 \$	2018 \$
Cash flows from operating activities		
Surplus for the year	29,806	43,351
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	1,278	3,637
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	10,522	9,963
Accounts receivable – other	(33,548)	(4,161)
Accounts payable – other	2,259	150
Accounts payable City	8,283	-
Cash Provided By Operations	18,600	52,940
Investing Activities		
Purchase of tangible capital assets	-	(3,833)
Cash, Beginning Of Year	706,992	657,885
Cash, End Of Year	725,592	706,992

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019**

1. ESTABLISHMENT AND OPERATIONS

York-Eglinton 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 & Christmas lights	5 years
Computers	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
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2019**

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 (payable to) the City of Toronto are comprised of:

	2019	2018
	\$	\$
Total special charges outstanding	14,017	26,522
Less: allowance for uncollected special charges	(22,300)	(16,000)
Special charges receivable (payable)	<u>(8,283)</u>	<u>10,522</u>

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

	2019	2018
	\$	\$
Special charges written-off	19,186	3,902
Changes in allowance for uncollected special charges	6,300	2,700
	<u>25,486</u>	<u>6,602</u>

THE BOARD OF MANAGEMENT FOR
 YORK- EGLINTON BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2019

4. CAPITAL ASSETS

	2019		
	Computer	Lighting	Total
Cost			
Beginning	3,833	11,800	15,633
Additions	-	-	-
Disposals	-	-	-
Ending	3,833	11,800	15,633
Accumulated Amortization			
Beginning	1,277	11,800	12,277
Amortization	1,278	-	1,278
Disposals	-	-	-
Ending	2,555	11,800	13,555
Net Book Value	1,278	-	1,278
	2018		
	Computer	Lighting	Total
Cost			
Beginning	-	11,800	11,800
Additions	3,833	-	3,833
Disposals	-	-	-
Ending	3,833	11,800	15,633
Accumulated Amortization			
Beginning		9,440	9,440
Amortization	1,277	2,360	3,637
Disposals	-	-	-
Ending	1,277	11,800	13,077
Net Book Value	2,556	-	2,556

**THE BOARD OF MANAGEMENT FOR
YORK- EGLINTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2019**

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 cash and short-term investments, accounts receivable, due from City of Toronto, accounts payable and accrued liabilities reflected in the statement of financial position approximate their respective fair value, due to the relatively short term nature of the instruments.

7. CAPITAL EXPENSES

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them. Once adequate funds have accumulated, the BIA undertakes capital improvement projects. 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 capital fund.

8. BUDGET

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