

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2013**

**WEXFORD HEIGHTS
BUSINESS IMPROVEMENT AREA**

DECEMBER 31, 2013

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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 Wexford Heights Business Improvement Area

I have audited the accompanying financial statements of Wexford Heights Business Improvement Area, which comprise the statement of financial position as at December 31, 2013 and the statements of operations and accumulated surplus, changes in net financial assets 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 generally accepted accounting principles 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 Board as at December 31, 2013 and the results of its operations and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.


Toronto, Ontario
June 17, 2014

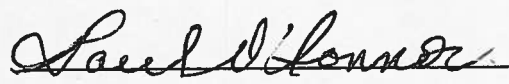

Chartered Accountant
Licensed Public accountant

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2013**

	2013 \$	2012 \$
FINANCIAL ASSETS		
Cash and short-term investments	150,403	184,759
Accounts receivable		
City of Toronto – special charges (Note 3)	-	2,634
Other	71,048	54,488
	<u>221,451</u>	<u>241,881</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	821	-
City of Toronto	70,210	18,637
Other	3,489	4,730
	<u>74,520</u>	<u>23,367</u>
NET FINANCIAL ASSETS	146,931	218,514
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	73,234	28,002
ACCUMULATED SURPLUS	<u>220,165</u>	<u>246,516</u>

Approved on behalf of the Board of Management:


Chair *Ros Guvclay*


Treasurer

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2013**

	2013 \$ Budget (Note 9)	2013 \$ Actual	2012 \$ Actual
REVENUE			
City of Toronto – special charges	188,694	188,694	184,414
Advertising, sponsorship & other revenue	110,000	102,877	93,238
	<u>298,694</u>	<u>291,571</u>	<u>277,652</u>
EXPENSES			
Administration	62,727	68,008	66,476
Promotion and advertising	187,850	172,620	166,207
Maintenance	39,000	41,543	36,429
Capital (Note 7)	167,500	-	-
Amortization	-	22,279	8,929
Provision for uncollected special charges (note 3)	10,017	13,472	12,616
	<u>467,094</u>	<u>317,922</u>	<u>290,657</u>
(DEFICIT) FOR THE YEAR	(168,400)	(26,351)	(13,005)
OPERATING SURPLUS, BEGINNING OF YEAR	<u>246,516</u>	<u>246,516</u>	<u>259,521</u>
OPERATING SURPLUS, END OF YEAR	<u>78,116</u>	<u>220,165</u>	<u>246,516</u>

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2013**

	<u>2013</u> \$	<u>2012</u> \$
(Deficit) for the year	(26,351)	(13,005)
Acquisition of tangible capital assets	(67,511)	(15,465)
Amortization of tangible capital assets	<u>22,279</u>	<u>8,929</u>
	(71,583)	(19,541)
Balance - Beginning of year	218,514	238,055
Balance - End of year	<u>146,931</u>	<u>218,514</u>

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2013**

	2013	2012
	\$	\$
Cash flows from operating activities		
(Deficit) for the year	(26,351)	(13,005)
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	22,279	8,929
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	2,634	9,089
Accounts receivable – other	(16,560)	(21,861)
Accounts payable – other	(1,241)	741
Accounts payable – City of Toronto	52,394	(7,417)
Cash Provided By (Used In) Operations	33,155	(23,524)
Investing Activities		
Purchase of tangible capital assets	(67,511)	(15,465)
Cash and short-term investments, Beginning Of Year	184,759	223,748
Cash and short-term investments, End Of Year	150,403	184,759

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013**

1. ESTABLISHMENT AND OPERATIONS

The Wexford Heights 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) of the Canadian Institute of Chartered Accountants (CICA), the most significant of which are as follows:

- (a) Revenues and expenses are recorded using the accrual basis of accounting.
- (b) 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:

Flags and banners	3 years
Street & Christmas lights	5 years
Signs	5 years
Planters	5 years
Banner Poles	5 years
- (c) Services provided without charge by the City of Toronto and others are not recorded in these financial statements.

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2013**

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:

	2013 \$	2012 \$
Total special charges outstanding	25,579	24,234
Less: allowance for uncollected special charges	<u>(26,400)</u>	<u>(21,600)</u>
Special charges receivable / (payable)	<u>(821)</u>	<u>2,634</u>

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

	2013 \$	2012 \$
Special charges written-off	8,672	4,416
Change in allowance for uncollected special charges	<u>4,800</u>	<u>8,200</u>
	<u>13,472</u>	<u>12,616</u>

THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2013

4. TANGIBLE CAPITAL ASSETS

	2013				
	Banners	Signs	Planters	Banner Poles	Total
Cost					
Beginning	1,878	5,175	36,340	-	43,393
Additions	3,556	-	4,170	59,785	67,511
Disposals	-	-	-	-	-
Ending	5,434	5,175	40,510	59,785	110,904
Accumulated Amortization					
Beginning	1,878	2,070	11,443	-	15,391
Amortization	1,185	1,035	8,102	11,957	22,279
Disposals	-	-	-	-	-
Ending	3,063	3,105	19,545	11,957	37,670
Net Book Value	2,371	2,070	20,965	47,828	73,234
	2012				
	Banners	Signs	Planters	Banner Poles	Total
Cost					
Beginning	1,878	5,175	20,875	-	27,928
Additions	-	-	15,465	-	15,465
Disposals	-	-	-	-	-
Ending	1,878	5,175	36,340	-	43,393
Accumulated Amortization					
Beginning	1,252	1,035	4,175	-	6,462
Amortization	626	1,035	7,268	-	8,929
Disposals	-	-	-	-	-
Ending	1,878	2,070	11,443	-	15,391
Net Book Value	-	3,105	24,897	-	28,002

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2013**

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 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.

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 \$ nil (2012 - \$135,164) was outstanding as at December 31, 2013.

9. BUDGET

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