

**UPPER VILLAGE BUSINESS  
IMPROVEMENT AREA  
FINANCIAL STATEMENTS  
DECEMBER 31, 2013**

# **UPPER VILLAGE BUSINESS IMPROVEMENT AREA**

**Financial Statements  
December 31, 2013**

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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, 2013** 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, 2013 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).

**Comparative Information**

The financial statements for 2012, which are presented for comparative purposes only, were examined and reported upon by other chartered professional accountants.

*C.C.I.*

**Chartered Professional Accountants Professional Corporation,  
Authorized to practise public accounting by  
The Institute of Chartered Accountants of Ontario**

Toronto, Ontario  
June 3, 2014


**UPPER VILLAGE BUSINESS IMPROVEMENT AREA**

**Statement of Financial Position  
December 31, 2013**

	<u>2013</u> \$	<u>2012</u> \$
<b>Financial Assets</b>		
Cash	32,710	47,519
Accounts receivable		
- City of Toronto - special charges (note 3)	6,588	8,216
- Other	<u>21,428</u>	<u>12,886</u>
	<u>60,726</u>	<u>68,621</u>
<b>Liabilities</b>		
Accounts payable	<u>1,884</u>	<u>1,365</u>
<b>Net Financial Assets</b>	<b>58,842</b>	<b>67,256</b>
<b>Non-Financial Assets</b>		
Equipment (note 4)	<u>31,287</u>	<u>4,486</u>
<b>Accumulated surplus</b>	<u>90,129</u>	<u>71,742</u>

**Approved on behalf of the Board of Management**

  
\_\_\_\_\_, Chair

  
\_\_\_\_\_, Treasurer

**UPPER VILLAGE BUSINESS IMPROVEMENT AREA**

**Statement of Changes in Accumulated Surplus  
Year ended December 31, 2013**

	<u>2013</u>	<u>2012</u>
	\$	\$
<b>Accumulated Surplus</b>		
Balance, beginning of year	71,742	56,032
Surplus for the year	<u>18,387</u>	<u>15,710</u>
<b>Balance, end of year</b>	<u><b>90,129</b></u>	<u><b>71,742</b></u>

## UPPER VILLAGE BUSINESS IMPROVEMENT AREA

### Statement of Operations Year ended December 31, 2013

	<u>2013</u>	<u>2012</u>
	\$	\$
<b>Revenue</b>		
City of Toronto - Special Charges	82,554	85,692
Investment and Other Income	<u>8,165</u>	<u>2,200</u>
	<u>90,719</u>	<u>87,892</u>
<b>Expenses</b>		
Advertising and promotion	28,292	34,353
Amortization	4,827	5,203
Bank charges	12	-
Insurance	759	754
Office and general	1,978	2,844
Professional fees	1,720	1,375
Repair and maintenance	33,161	26,508
Sponsorship to registered charities	996	1,077
Provision for uncollected special charges	<u>587</u>	<u>68</u>
	<u>72,332</u>	<u>72,182</u>
<b>Surplus for the year</b>	<u>18,387</u>	<u>15,710</u>

## UPPER VILLAGE BUSINESS IMPROVEMENT AREA

### Statement of Cash Flows Year ended December 31, 2013

	<u>2013</u>	<u>2012</u>
	\$	\$
<b>Funds provided (used):</b>		
<b>Operating Activities</b>		
Surplus for the year	18,387	15,710
Items not affecting cash		
- amortization	4,827	5,204
Changes in other non-cash working capital components (1)	<u>(6,395)</u>	<u>(5,660)</u>
	<u>16,819</u>	<u>15,254</u>
<b>Investing Activities</b>		
Acquisition of equipment	<u>(31,628)</u>	<u>-</u>
<b>Net (decrease) increase in cash</b>	<b>(14,809)</b>	<b>15,254</b>
Cash, beginning of year	<u>47,519</u>	<u>32,265</u>
Cash, end of year	<u>32,710</u>	<u>47,519</u>

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

Accounts receivable - City of Toronto	1,628	(69)
Accounts receivable - Other	(8,542)	(6,041)
Accounts payable - City of Toronto	519	-
Accounts payable - Other	<u>-</u>	<u>450</u>
	<u>(6,395)</u>	<u>(5,660)</u>



## **UPPER VILLAGE BUSINESS IMPROVEMENT AREA**

### **Notes to Financial Statements December 31, 2013**

#### **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, 2013

#### 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>2013</u>	<u>2012</u>
	\$	\$
Total special charges outstanding	10,288	11,916
Less: allowance for uncollected special charges	<u>(3,700)</u>	<u>(3,700)</u>
Accounts receivable - City of Toronto (special charges)	<u>6,588</u>	<u>8,216</u>

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

	<u>2013</u>	<u>2012</u>
	\$	\$
Special charges written-off	587	668
Changes in allowance for uncollected special charges	<u>-</u>	<u>(600)</u>
	<u>587</u>	<u>68</u>

#### 4. Equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net 2013</u>	<u>2012</u>
	\$	\$	\$	\$
Lights	47,372	18,907	28,465	-
Street signs	8,320	5,498	2,822	4,486
Banners	<u>10,617</u>	<u>10,617</u>	<u>-</u>	<u>-</u>
	<u>66,309</u>	<u>35,022</u>	<u>31,287</u>	<u>4,486</u>

#### 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.