

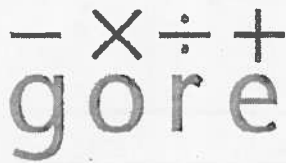
REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA
Financial Statements
Year Ended December 31, 2014

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Index to Financial Statements

Year Ended December 31, 2014

	Page
INDEPENDENT AUDITOR'S REPORT	1
FINANCIAL STATEMENTS	
Statement of Financial Position	2
Statement of Revenues and Expenditures	3
Statement of Changes in Accumulated Surplus	4
Statement of Cash Flows	5
Notes to Financial Statements	6 - 8



INDEPENDENT AUDITOR'S REPORT

To the Directors of Regal Heights Village Business Improvement Area

We have audited the accompanying financial statements of Regal Heights Village Business Improvement Area, which comprise the statement of financial position as at December 31, 2014 and the statements of revenues and expenditures, 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 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

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 Regal Heights Village Business Improvement Area as at December 31, 2014 and the results of its operations and its cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

Toronto, Ontario
July 12, 2015

CHARTERED ACCOUNTANTS
Licensed Public Accountants

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Financial Position

December 31, 2014

	<u>2014</u>	<u>2013</u>
FINANCIAL ASSETS		
Cash	\$ 122,773	\$ 114,023
Harmonized sales tax recoverable	<u>14,147</u>	<u>10,662</u>
	136,920	124,685
PROPERTY AND EQUIPMENT (Note 3)		
	<u>1,706</u>	<u>7,768</u>
	<u>\$ 138,626</u>	<u>\$ 132,453</u>
LIABILITIES		
Accounts payable	\$ 1,500	\$ 1,499
Accounts payable - city of toronto (Note 4)	<u>14,944</u>	<u>460</u>
	16,444	1,959
		<u>130,494</u>
	<u>\$ 138,626</u>	<u>\$ 132,453</u>

ON BEHALF OF THE BOARD

Director

Director

See notes to financial statements

**Robert Gore & Associates
Chartered Accountants**

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Revenues and Expenditures

Year Ended December 31, 2014

	Budget 2014	2014	2013
REVENUE			
Interest and other	\$ -	\$ (1,357)	\$ (1,341)
City of Toronto- special charges	72,718	72,670	72,819
	<u>72,718</u>	<u>71,313</u>	<u>71,478</u>
EXPENSES			
Capital / Amortization	2,000	6,062	6,062
Administration	16,633	12,954	14,694
Promotion and advertising	-	12,412	31,273
Maintenance	31,000	27,956	17,341
Provision for Tax Appeal Expenditures	6,611	20,240	5,716
	<u>56,244</u>	<u>79,624</u>	<u>75,086</u>
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENSES	<u>\$ 16,474</u>	<u>\$ (8,311)</u>	<u>\$ (3,608)</u>

See notes to financial statements

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA
Statement of Changes in Accumulated Surplus
Year Ended December 31, 2014

	2013 Balance	Deficiency of revenue over expenses	2014 Balance
surplus	\$ 130,493	\$ (8,311)	\$ 122,182

See notes to financial statements

Robert Gore & Associates
Chartered Accountants

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

**Statement of Cash Flows
Year Ended December 31, 2014**

	2014	2013
OPERATING ACTIVITIES		
Deficiency of revenue over expenses	\$ (8,311)	\$ (3,608)
Item not affecting cash:		
Amortization of property, plant and equipment	6,062	6,062
	<u>(2,249)</u>	<u>2,454</u>
Changes in non-cash working capital:		
Accounts payable	-	674
Goods and services tax payable (recoverable)	(3,485)	(3,558)
Accounts payable - city of toronto	14,484	3,755
	<u>10,999</u>	<u>871</u>
INCREASE IN CASH FLOW	8,750	3,325
Cash - beginning of year	<u>114,023</u>	<u>110,698</u>
CASH - END OF YEAR	\$ 122,773	\$ 114,023

See notes to financial statements

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements

Year Ended December 31, 2014

1. ESTABLISHMENT AND OPERATIONS

Regal Heights Village 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 the 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of presentation

These financial statements are the representation of management and have been prepared in accordance with generally accepted accounting principals 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:

Measurement uncertainty

Certain amounts in the financial statements are subject to measurement uncertainty and are based on the organization's best information and judgment. Actual results could differ from these estimates.

Examples of significant estimates include:

- providing for amortization of property, plant and equipment and goodwill;
- the estimated useful lives of assets;
- the recoverability of tangible assets;

Property and equipment

Property and equipment are stated at cost or deemed cost less accumulated amortization. Property and equipment are amortized over their estimated useful lives on a straight-line basis at the following rates.

Lights	5 years	straight-line method
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The organization regularly reviews its property and equipment to eliminate obsolete items. Government grants are treated as a reduction of property and equipment cost.

Property and equipment acquired during the year but not placed into use are not amortized until they are placed into use.

(continues)

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements

Year Ended December 31, 2014

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Revenue recognition

Regal Heights Village Business Improvement Area recognizes revenue on an accrual basis from the following sources.

City of Toronto Special Charges.

These charges are levied to business properties within the BIA on a calendar year basis through the property tax system. The city remits the collected funds to the BIA as well as administering the collection of any unpaid levies. The BIA accounts for the total amount of the levy determined by the City. A general allowance for appeals and reassessments is booked as a provision against the total levies, and any uncollectable levies, as determined by the City of Toronto, are written off to bad debts in the year the City identifies them as uncollectable.

City of Toronto Section 37 Funds.

When an area is identified as requiring assistance over and above the special levy the City provisions funds to meet an identified need. During the year the BIA received such funds to acquire banners and street signage.

Donated goods

From time to time, the organization receives donations of goods to be used in fundraising activities. These donations are recorded as revenue based upon appraised or assessed value of the goods or services. As the selling price or realized value of in kind items cannot be determined at the time they are donated, the total value is also expensed as fundraising expense at the time of receipt. Upon subsequent sale, the net proceeds are recorded as fundraising income to partially offset the expense noted above. No donations for services in kind were received in 2013 or 2012.

3. PROPERTY AND EQUIPMENT

	Cost	Accumulated amortization	2014 Net book value	2013 Net book value
Street lighting	\$ 30,309	\$ 28,603	\$ 1,706	\$ 7,768

4. 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.

	2014	2013
Total special charges outstanding	\$ (6,240)	\$ (6,240)
Less: allowance for uncollected special charges	4,200	6,700
Special charges receivable	\$ (2,040)	\$ 460

REGAL HEIGHTS VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements

Year Ended December 31, 2014

5. PROVISION FOR UNCOLLECTED SPECIAL CHARGES

The provision for uncollected levies reported on the Statement of Revenue and Expenditures is comprised of:

	<u>2014</u>		<u>2013</u>
Special charges written off	\$ 22,740	\$	2,816
Change in allowance for uncollected special charge	(2,500)		2,900
	<u>\$ 20,240</u>	\$	<u>5,716</u>

6. FINANCIAL INSTRUMENTS

Fair value

The organization's carrying value of cash, accounts receivable, and accounts payable approximates its fair value due to the immediate or short term maturity of these instruments.

7. 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 incident has been obtained by the Board through the City of Toronto.

8. BUDGET

Budget Figures are for comparative purposes only and have not been subject to audit procedures. Accordingly, we do not express any opinion regarding the budget figures.

9. COMMITMENTS

The BIA is committed to spending \$7,741 on streetscape work in 2015.