

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE  
BUSINESS IMPROVEMENT AREA**

**Financial Statements  
For the Year Ended December 31, 2015**

**BLOOR YORKVILLE  
BUSINESS IMPROVEMENT AREA**

**DECEMBER 31, 2015**

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**RAFIQ DOSANI**, B.Comm. CPA, CA.  
CHARTERED ACCOUNTANT

90 Risebrough Avenue  
Toronto, Ontario M2M 2E3  
Telephone: (416) 221 - 4095  
Fax: (416) 221 - 4160

## INDEPENDENT AUDITOR'S REPORT

### To the Council of the Corporation of the City of Toronto and the Board of Management for the Bloor Yorkville Business Improvement Area

I have audited the accompanying financial statements of Bloor Yorkville Business Improvement Area, which comprise the statement of financial position as at December 31, 2015 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 the related notes which comprises 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**

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 Bloor Yorkville Business Improvement Area as at December 31, 2015 and the results of its operations and 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).

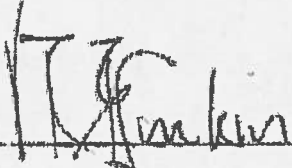
Toronto, Ontario  
April 27, 2016

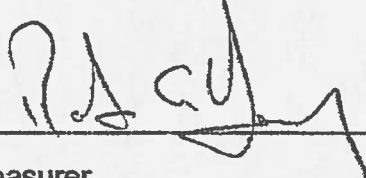
  
Chartered Professional Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
 BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
 STATEMENT OF FINANCIAL POSITION  
 AS AT DECEMBER 31, 2015**

	2015 \$	2014 \$
<b>FINANCIAL ASSETS</b>		
Cash and short-term investments	970,953	446,621
Accounts receivable		
City of Toronto (Note 4)	130,601	167,255
Other	77,142	93,580
	<u>1,178,696</u>	<u>707,456</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto	-	8,465
Other	424,085	291,614
	<u>424,085</u>	<u>300,079</u>
<b>NET FINANCIAL ASSETS</b>	754,611	407,377
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 5),	152,609	120,000
<b>ACCUMULATED SURPLUS</b>	<u>907,220</u>	<u>527,377</u>

Approved on behalf of the Board of Management:

  
 \_\_\_\_\_  
 Chair

  
 \_\_\_\_\_  
 Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

	2015 \$ Budget (Note 10)	2015 \$ Actual	2014 \$ Actual
<b>REVENUE</b>			
City of Toronto – special charges	3,046,641	3,058,661	2,494,896
Interest and Other	-	9,692	5,924
Festival and miscellaneous	43,000	57,797	64,024
	<u>3,089,641</u>	<u>3,126,150</u>	<u>2,564,844</u>
<b>EXPENSES</b>			
Administration	516,700	519,401	500,063
Communication and member relations	50,650	73,565	39,456
Design, improvements and maintenance	1,116,570	955,047	933,730
Capital (Note 9)	225,000	41,410	-
Capital cost share loan	130,000	-	-
Capital contributions (Note 3)	250,000	250,000	250,000
Amortization	-	93,971	103,208
Promotion and marketing	550,000	513,028	572,349
Provision for uncollected special charges (Note 4)	250,721	299,885	174,956
	<u>3,089,641</u>	<u>2,746,307</u>	<u>2,573,762</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	-	379,843	(8,918)
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<u>527,377</u>	<u>527,377</u>	<u>536,295</u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u>527,377</u>	<u>907,220</u>	<u>527,377</u>

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
STATEMENT OF CHANGES IN NET ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

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	<u>2015</u> \$	<u>2014</u> \$
Surplus (deficit) for the year	379,843	(8,918)
Acquisition of tangible capital assets	(126,580)	-
Amortization of tangible capital assets	<u>93,971</u>	<u>103,208</u>
	347,234	94,290
Balance - Beginning of year	407,377	313,087
Balance - End of year	<u><u>754,611</u></u>	<u><u>407,377</u></u>

**THE BOARD OF MANAGEMENT FOR THE  
 BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
 STATEMENT OF CASH FLOWS  
 FOR THE YEAR ENDED DECEMBER 31, 2015**

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	<b>2015</b>	<b>2014</b>
	<b>\$</b>	<b>\$</b>
<b>Cash flows from operating transactions</b>		
Surplus (deficit) for the year	379,843	(8,918)
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	93,971	103,208
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	36,654	(73,493)
Accounts receivable – other	16,438	(29,154)
Accounts payable - City of Toronto	(8,465)	(262,763)
Accounts payable – other	132,471	101,574
	<hr/>	<hr/>
<b>Cash Provided By (Used In) Operations</b>	650,912	(169,546)
<b>Capital Transactions</b>		
Purchase of tangible capital assets	(126,580)	-
<b>Cash and short-term investments, Beginning Of Year</b>	<hr/>	<hr/>
	446,621	616,167
<b>Cash and short-term investments, End Of Year</b>	<hr/>	<hr/>
	970,953	446,621

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2015**

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**1. ESTABLISHMENT AND OPERATIONS**

The Bloor Yorkville 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:

Benches	5 years	Street Furniture	5 years
Lighting	5 years	Office Furniture	5 years
Computers	3 years	Planters	5 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 THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2015**

**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. CONTRIBUTION**

BIA agreed to contribute \$250,000 annually, commencing 2007 and ending in 2026 to a maximum of \$5,000,000, to the Bloor Street Transformation Project.

**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.

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:

	2015 \$	2014 \$
Total special charges outstanding	970,501	966,655
Less: allowance for uncollected special charges	(839,900)	(799,400)
Special charges receivable	<u>130,601</u>	<u>167,255</u>

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

	2015 \$	2014 \$
Special charges written-off	259,385	161,156
Change in provision for assessment appeals	40,500	13,800
	<u>299,885</u>	<u>174,956</u>

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2015**

**5. TANGIBLE CAPITAL ASSETS**

<b>2015</b>							
	<b>Benches</b>	<b>Street Furniture</b>	<b>Lighting</b>	<b>Office Furniture</b>	<b>Computers</b>	<b>Planters</b>	<b>Total</b>
<b>Cost</b>							
Beginning	46,526	6,668	447,005	18,269	20,634	-	539,102
Additions	-	-	85,170	-	-	41,410	126,580
Disposals	-	-	-	-	-	-	-
<b>Ending</b>	<b>46,526</b>	<b>6,668</b>	<b>532,175</b>	<b>18,269</b>	<b>20,634</b>	<b>41,410</b>	<b>665,682</b>
<b>Accumulated Amortization</b>							
Beginning	39,222	5,334	342,864	11,048	20,634	-	419,102
Amortization	7,304	1,334	74,506	2,545	-	8,282	93,971
Disposals	-	-	-	-	-	-	-
<b>Ending</b>	<b>46,526</b>	<b>6,668</b>	<b>417,370</b>	<b>13,593</b>	<b>20,634</b>	<b>8,282</b>	<b>513,073</b>
<b>Net Book Value</b>	<b>-</b>	<b>-</b>	<b>114,805</b>	<b>4,676</b>	<b>-</b>	<b>33,128</b>	<b>152,609</b>

<b>2014</b>							
	<b>Benches</b>	<b>Street Furniture</b>	<b>Lighting</b>	<b>Office Furniture</b>	<b>Computers</b>	<b>Planters</b>	<b>Total</b>
<b>Cost</b>							
Beginning	46,526	6,668	447,005	18,269	20,634	-	539,102
Additions	-	-	-	-	-	-	-
Disposals	-	-	-	-	-	-	-
<b>Ending</b>	<b>46,526</b>	<b>6,668</b>	<b>447,005</b>	<b>18,269</b>	<b>20,634</b>	<b>-</b>	<b>539,102</b>
<b>Accumulated Amortization</b>							
Beginning	29,910	4,000	259,463	7,394	15,127	-	315,894
Amortization	9,312	1,334	83,401	3,654	5,507	-	103,208
Disposals	-	-	-	-	-	-	-
<b>Ending</b>	<b>39,222</b>	<b>5,334</b>	<b>342,864</b>	<b>11,048</b>	<b>20,634</b>	<b>-</b>	<b>419,102</b>
<b>Net Book Value</b>	<b>7,304</b>	<b>1,334</b>	<b>104,141</b>	<b>7,221</b>	<b>-</b>	<b>-</b>	<b>120,000</b>

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR YORKVILLE BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2015**

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**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. COMMITMENTS**

The Board is committed to minimum annual operating payments for office space and equipment as follows:

	\$
2016	97,997
2017	96,917
2018	88,841
	<u>384,993</u>

**8. 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.

**9. 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.

**10. BUDGET**

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