

**Appendix AC:**

**QUEEN STREET WEST BUSINESS  
IMPROVEMENT AREA**

**FINANCIAL STATEMENTS**

**DECEMBER 31, 2014**

**QUEEN STREET WEST BUSINESS IMPROVEMENT AREA**

**FINANCIAL STATEMENTS  
December 31, 2014**

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**C. C. L.** Chartered Professional Accountants  
Professional Corporation  
(Member of LAWCPA network)

Terence Chan MBA, CPA (ILL. US), CPA, CA  
Michele Chan MBA, CPA (ILL. US), CPA, CA  
Anne Law B.Comm, CPA, CA

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

### Report on the Financial Statements

We have audited the accompanying financial statements of QUEEN STREET WEST BUSINESS IMPROVEMENT AREA, which comprise the statements of financial position as at December 31, 2014 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.

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**Opinion**

In our opinion, the financial statements present fairly, in all material respects, the financial position of Queen Street West Business Improvement Area as at December 31, 2014 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).

**C.C.I.**

**Chartered Professional Accountants Professional Corporation  
Licensed Public Accountants**


Toronto, Ontario  
December 24, 2015

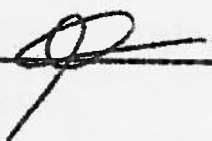
# QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

## Statement of Financial Position December 31, 2014

	<u>2014</u>	<u>2013</u>
	\$	\$
<b>Financial Assets</b>		
Cash	577,956	415,050
Accounts receivable		
- City of Toronto - special charges (note 3)	10,670	15,247
- Others	<u>16,102</u>	<u>11,259</u>
	<u>604,728</u>	<u>441,556</u>
<b>Liabilities</b>		
Accounts payable		
- City of Toronto	4,960	-
- Others	<u>5,624</u>	<u>3,962</u>
	<u>10,584</u>	<u>3,962</u>
<b>Net Financial Assets</b>	594,144	437,594
<b>Non Financial Assets</b>		
Equipment (note 4)	<u>15,665</u>	<u>5,764</u>
<b>Accumulated Surplus</b>	<u>609,809</u>	<u>443,358</u>

Approved on behalf of the Board of Management

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

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



**QUEEN STREET WEST BUSINESS IMPROVEMENT AREA**

**Statement of Changes in Accumulated Surplus  
Year Ended December 31, 2014**

	<u>2014</u>	<u>2013</u>
	\$	\$
<b>Accumulated Surplus</b>		
<b>Balance, beginning of year</b>	443,358	302,288
<b>Surplus for the year</b>	<u>166,451</u>	<u>141,070</u>
<b>Balance, end of year</b>	<u>609,809</u>	<u>443,358</u>

## QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

### Statement of Operations Year Ended December 31, 2014

	<b>Budget</b>		
	<b>2014</b>	<b>2014</b>	<b>2013</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>
<b>Revenue</b>			
City of Toronto - special charges	262,366	265,617	267,095
Investment and other income	<u>24,500</u>	<u>-</u>	<u>1,334</u>
	<u>286,866</u>	<u>265,617</u>	<u>268,429</u>
<b>Expenses</b>			
Advertising and promotion	67,250	15,433	16,853
Administration	81,620	36,083	60,895
Amortization	-	6,416	6,105
Repair and maintenance	39,322	16,961	19,788
Streetscape	100,000	4,960	10,009
Provision for uncollected special charges	<u>23,851</u>	<u>19,313</u>	<u>13,709</u>
	<u>312,043</u>	<u>99,166</u>	<u>127,359</u>
<b>Surplus (deficit) for the year</b>	<u>(25,177)</u>	<u>166,451</u>	<u>141,070</u>

## QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

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

	<u>2014</u>	<u>2013</u>
	\$	\$
<b>Fund provided (used):</b>		
<b>Operating Activities</b>		
Excess of revenues over expenses	166,451	141,070
- amortization	6,416	6,105
Changes in non-cash working capital components (1)	<u>6,356</u>	<u>(30,615)</u>
	<u>179,223</u>	<u>116,560</u>
<b>Investing Activities</b>		
Acquisition of equipment	<u>(16,317)</u>	<u>(1,399)</u>
<b>Net increase in cash</b>	<b>162,906</b>	<b>115,161</b>
Cash, beginning of year	<u>415,050</u>	<u>299,889</u>
Cash, end of year	<u>577,956</u>	<u>415,050</u>

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

Accounts receivable - City of Toronto	4,577	(10,076)
Accounts receivable - Other	(4,843)	(4,792)
Accounts payable - City of Toronto	4,960	(5,820)
Accounts payable - Other	<u>1,662</u>	<u>(9,927)</u>
	<u>6,356</u>	<u>(30,615)</u>



# QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

Notes to Financial Statements  
December 31, 2014

## 1. Nature of the Organization

Queen Street West 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 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.

## 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 the estimated useful lives of the assets at the following rates per annum:

Banners	3 years
Computer equipment	3 years
Bike Racks	5 years
Street furniture	5 years
Lights	5 years

### Contributed services:

Services provided without charge by the City of Toronto and others are not recorded in their financial statements.

### Financial instruments:

Financial instruments are recorded at the approximated fair value.

### 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.

## QUEEN STREET WEST BUSINESS IMPROVEMENT AREA

### Notes to Financial Statements December 31, 2014

#### 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>2014</u>	<u>2013</u>
	\$	\$
Total special charges outstanding	69,170	59,347
Less: allowance for uncollected special charges	<u>(58,500)</u>	<u>(44,100)</u>
Accounts receivable - City of Toronto (special charges)	<u>10,670</u>	<u>15,247</u>

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

	<u>2014</u>	<u>2013</u>
	\$	\$
Special charges written-off	4,913	8,809
Changes in allowance for uncollected special charges	<u>14,400</u>	<u>4,900</u>
	<u>19,313</u>	<u>13,709</u>

#### 4. Equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	Net	
	\$	\$	<u>2014</u>	<u>2013</u>
			\$	\$
Banners	4,380	4,380	-	-
Bike racks	11,365	11,365	-	2,273
Lights	16,317	1,631	14,686	-
Street furniture	12,559	11,580	979	3,491
Computer equipment	<u>669</u>	<u>669</u>	-	-
	<u>45,290</u>	<u>29,625</u>	<u>15,665</u>	<u>5,764</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.

**QUEEN STREET WEST BUSINESS IMPROVEMENT AREA**

**Notes to Financial Statements  
December 31, 2014**

**6. Budget**

**Budget figures are provided for comparative purpose only and have not been audited. Accordingly, we do not express any opinion on the budget figures.**



THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
1950

RESEARCH REPORT  
NO. 100

BY  
J. H. GOLDSTEIN