

**THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2016**

CABBAGETOWN
BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2016

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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 Cabbagetown Business Improvement Area

I have audited the accompanying financial statements of Cabbagetown Business Improvement Area, which comprise the statement of financial position as at December 31, 2016 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 the Cabbagwtown Business Improvement Area as at December 31, 2016 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)

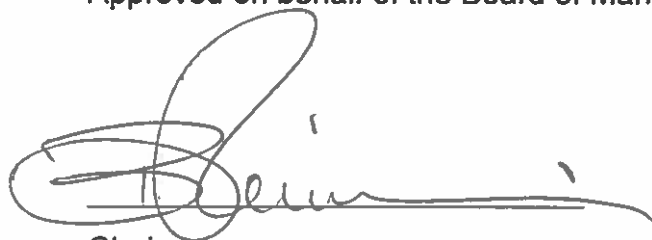
Toronto, Ontario
March 8, 2017

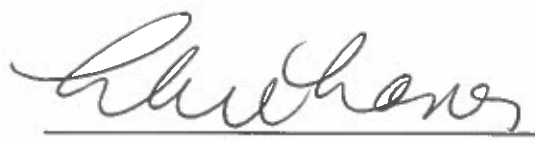

Chartered Professional Accountant
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2016**

	2016	2015
	\$	\$
FINANCIAL ASSETS		
Cash	66,075	46,748
Short-term investments (Note 3)	77,285	76,551
Accounts receivable		
City of Toronto – special charges (Note 4)	14,805	18,341
Other	14,600	15,081
	<u>172,765</u>	<u>156,721</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	28,817	7,937
Other	21,810	4,156
	<u>50,627</u>	<u>12,093</u>
NET FINANCIAL ASSETS	122,138	144,628
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 5)	26,090	2,420
ACCUMULATED SURPLUS	<u>148,228</u>	<u>147,048</u>

Approved on behalf of the Board of Management:


Chair


Treasurer

**THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2016**

	2016 \$ Budget (Note 10)	2016 \$ Actual	2015 \$ Actual
REVENUE			
City of Toronto – special charges	195,626	195,717	192,073
Festival and sponsorship	6,000	52,538	14,132
Interest and Other	-	10,046	3,290
	<u>201,626</u>	<u>258,301</u>	<u>209,495</u>
EXPENSES			
Administration	92,355	90,422	70,788
Promotion, advertising & Cabbagetown Festival	59,500	114,171	73,472
Maintenance	49,300	41,000	49,216
Capital (Note 8)	-	-	7,937
Amortization	-	7,430	1,210
Provision for uncollected levies (Note 4)	471	4,098	6,617
	<u>201,626</u>	<u>257,121</u>	<u>209,240</u>
SURPLUS FOR THE YEAR	-	1,180	255
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>147,048</u>	<u>147,048</u>	<u>146,793</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>147,048</u>	<u>148,228</u>	<u>147,048</u>

THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2016

	2016 \$	2015 \$
Surplus for the year	1,180	255
Acquisition of tangible capital assets	(31,100)	-
Amortization of tangible capital assets	7,430	1,210
	(22,490)	1,465
Balance - Beginning of year	144,628	143,163
Balance - End of year	122,138	144,628

**THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2016**

	2016	2015
	\$	\$
Cash flows from operating activities		
Surplus for the year	1,180	255
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	7,430	1,210
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	3,536	3,920
Accounts receivable – other	481	(1,721)
Accounts payable - City of Toronto	20,880	7,937
Accounts payable – other	17,654	(15,769)
Cash Provided By (Used In) Operations	51,161	(4,168)
Investing activities		
Purchase of tangible capital assets	(31,100)	-
(Increase) decrease in short-term investments	(734)	(421)
Cash and short-term investments, Beginning Of Year	46,748	51,337
Cash and short-term investments, End Of Year	66,075	46,748

**THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2016**

1. ESTABLISHMENT AND OPERATIONS

The Cabbagetown 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.

Short-term Investments:

Short-term investments are highly liquid financial instruments with original maturities greater than three months but less than one year and are classified as "short-term" investments. BIA classifies short-term investments as current assets and reports them at their fair market value.

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:

Street Signs	5 years
Parkettes	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
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2016**

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. SHORT-TERM INVESTMENTS

Short-term investments consist of a cashable guaranteed investment certificate with the TD Canada Trust. This investment bears interest at the rate of 1.35% per annum and will be maturing in 2017.

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:

	2016	2015
	\$	\$
Total special charges outstanding	22,305	28,341
Less: allowance for uncollected special charges	(7,500)	(10,000)
Special charges receivable	<u>14,805</u>	<u>18,341</u>

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

	2016	2015
	\$	\$
Special charges written-off	6,598	6,017
Change in allowance for uncollected special charges	(2,500)	600
	<u>4,098</u>	<u>6,617</u>

THE BOARD OF MANAGEMENT FOR THE
CABBAGETOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2016

5. CAPITAL ASSETS

	2016		
	Parkettes	Street Signs	Total
Cost			
Beginning	-	6,050	6,050
Additions	31,100	-	31,100
Disposals	-	-	-
Ending	31,100	6,050	37,150
Accumulated Amortization			
Beginning	-	3,630	3,630
Amortization	6,220	1,210	7,430
Disposals	-	-	-
Ending	6,220	4,840	11,060
Net Book Value	24,880	1,210	26,090

	2015		
	Parkettes	Street Signs	Total
Cost			
Beginning	-	6,050	6,050
Additions	-	-	-
Disposals	-	-	-
Ending	-	6,050	6,050
Accumulated Amortization			
Beginning	-	2,420	2,420
Amortization	-	1,210	1,210
Disposals	-	-	-
Ending	-	3,630	3,630
Net Book Value	-	2,420	2,420

**THE BOARD OF MANAGEMENT FOR THE
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BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2016**

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. 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.

8. CAPITAL EXPENSES

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them as 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. 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 \$14,248 (2015 - \$42,063) was outstanding as at December 31, 2016.

10. BUDGET

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

