

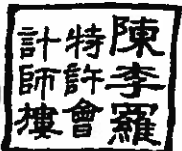
**UPPER VILLAGE BUSINESS
IMPROVEMENT AREA
FINANCIAL STATEMENTS
DECEMBER 31, 2016**

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

**Financial Statements
December 31, 2016**

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

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Anne Law B.Comm, CPA, CA

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, 2016** 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, 2016 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**

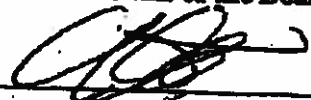
Toronto, Ontario
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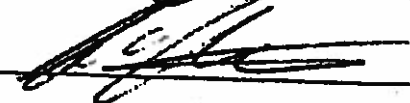
UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Financial Position December 31, 2016

	<u>2016</u> \$	<u>2015</u> \$
Financial Assets		
Cash	39,598	19,272
Accounts receivable		
- City of Toronto - special charges (note 3)	-	5,987
- Other	<u>6,322</u>	<u>10,421</u>
	<u>45,920</u>	<u>35,680</u>
Liabilities		
Accounts payable		
- City of Toronto	7,505	17,380
- Other	6,791	1,600
Deferred Grant - Hanging Baskets (note 5)	<u>18,235</u>	<u>19,510</u>
	<u>32,531</u>	<u>38,490</u>
Net Financial Assets	13,389	(2,810)
Non-Financial Assets		
Equipment (note 4)	<u>55,738</u>	<u>68,525</u>
Accumulated surplus	<u>69,127</u>	<u>65,715</u>

Approved on behalf of the Board of Management

X  , Chair

 , Treasurer

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Changes in Accumulated Surplus Year ended December 31, 2016

	<u>2016</u> \$	<u>2015</u> \$
Accumulated Surplus		
Balance, beginning of year	65,715	91,717
Surplus (deficit) for the year	<u>3,412</u>	<u>(26,002)</u>
Balance, end of year	<u>69,127</u>	<u>65,715</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Operations Year ended December 31, 2016

	Budget		
	<u>2016</u>	<u>2016</u>	<u>2015</u>
	\$	\$	\$
Revenue			
City of Toronto - Special Charges	99,388	99,505	97,024
Grant and sponsorships	<u>10,000</u>	<u>4,949</u>	<u>2,946</u>
	<u>109,388</u>	<u>104,454</u>	<u>99,970</u>
Expenses			
Advertising and promotion	2,800	-	12,932
Amortization/Capital	14,400	20,134	17,081
Bank charges	-	39	25
Events and festivals	3,000	-	15,633
Insurance	787	759	742
Office and general	2,850	2,697	2,420
Professional fees	2,500	1,628	1,628
Repair and maintenance	74,600	53,833	64,029
Salaries and casual help	5,000	7,500	4,000
Utilities	-	1,065	3,479
Provision for uncollected special charges	<u>9,035</u>	<u>13,387</u>	<u>4,003</u>
	<u>114,972</u>	<u>101,042</u>	<u>125,972</u>
Surplus (deficit) for the year	<u>(5,584)</u>	<u>3,412</u>	<u>(26,002)</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Statement of Cash Flows Year ended December 31, 2016

	<u>2016</u> \$	<u>2015</u> \$
Funds provided (used):		
Operating Activities		
Surplus (deficit) for the year	3,412	(26,002)
Items not affecting cash		
- amortization	20,134	17,081
Changes in other non-cash working capital components (1)	<u>5,402</u>	<u>24,313</u>
	<u>28,948</u>	<u>15,392</u>
Investing Activities		
Acquisition of equipment	(7,347)	(34,761)
Deferred Grant - Hanging Baskets	<u>(1,275)</u>	<u>14,537</u>
	<u>(8,622)</u>	<u>(20,224)</u>
Net increase (decrease) in cash	20,326	(4,832)
Cash, beginning of year	<u>19,272</u>	<u>24,104</u>
Cash, end of year	<u>39,598</u>	<u>19,272</u>
 (1) Changes in other non-cash working capital components represented by:		
Accounts receivable - City of Toronto	5,987	2,239
Accounts receivable - Other	4,099	11,194
Accounts payable - City of Toronto	(9,875)	11,855
Accounts payable - Other	<u>5,191</u>	<u>(975)</u>
	<u>5,402</u>	<u>24,313</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements

December 31, 2016

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, 2016

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>2016</u>	<u>2015</u>
	\$	\$
Total special charges (overpaid) outstanding	(332)	15,187
Less: allowance for uncollected special charges	<u>(3,500)</u>	<u>(9,200)</u>
Accounts (payable) receivable - City of Toronto (special charges)	<u>(3,832)</u>	<u>5,987</u>

Payable in 2016 was included in Accounts Payable to City of Toronto.

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

	<u>2016</u>	<u>2015</u>
	\$	\$
Special charges written-off	19,087	702
Changes in allowance for uncollected special charges	<u>(5,700)</u>	<u>3,300</u>
	<u>13,387</u>	<u>4,002</u>

4. Equipment

	<u>Cost</u>	<u>Accumulated Amortization</u>	<u>Net</u>	<u>2015</u>
	\$	\$	\$	\$
Lights	56,030	42,212	13,818	21,875
Street signs	8,320	8,320	-	-
Banners	10,617	10,617	-	-
Benches	10,900	5,450	5,450	7,630
Hanging baskets	11,050	5,525	5,525	7,735
Planters	<u>42,108</u>	<u>11,163</u>	<u>30,945</u>	<u>31,285</u>
	<u>139,025</u>	<u>83,287</u>	<u>55,738</u>	<u>68,525</u>

UPPER VILLAGE BUSINESS IMPROVEMENT AREA

Notes to Financial Statements

December 31, 2016

5. Deferred Grant - Hanging Baskets

Grant received from the City of Toronto for multiple constructions over years is being deferred and amortized on the same basis of the capital projects.

	<u>2016</u>	<u>2015</u>
	\$	\$
Balance, beginning of year	19,510	4,973
Add: deferred grant from 2016/2015 project	3,674	17,381
Less: amortization during the year	<u>(4,949)</u>	<u>(2,844)</u>
Balance at the year end	<u>18,235</u>	<u>19,510</u>

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. 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.