

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2021**

WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2021

CONTENTS

	<u>Page</u>
Independent auditor's report	3 - 4
Financial statements	
Statement of financial position	5
Statement of operations and Accumulated Surplus	6
Statement of changes in net financial assets	7
Statement of cash flows	8
Notes to financial statements	9 - 12

INDEPENDENT AUDITOR'S REPORT

To the Council of the Corporation of the City of Toronto and the
Board of Management for Wexford Heights Business Improvement Area

Opinion

I have audited the financial statements of Wexford Heights Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2021, 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 notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the BIA as at December 31, 2021 and its financial performance 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).

Basis for Opinion

I conducted my audit in accordance with Canadian auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the BIA in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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.

In preparing the financial statements, management is responsible for assessing the BIA's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the BIA or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the BIA's financial reporting process.

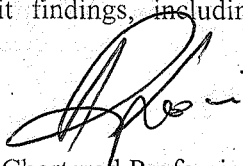
Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian auditing standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 BIA's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the BIA's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the BIA to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

Toronto, Ontario
August 31, 2022


Chartered Professional Accountant
Licensed Public Accountant

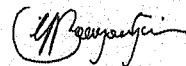
**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2021**

	2021	2020
	\$	\$
FINANCIAL ASSETS		
Cash	9,403	9,204
Short-term investments (Note 8)	275,575	219,201
Accounts receivable		
City of Toronto – special charges (Note 3)	4,217	-
Other	24,654	11,300
	<u>313,849</u>	<u>239,705</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto – Special charges (Note 3)	-	3,842
City of Toronto – Other	9,087	24,596
Deferred revenue (Note 5)	45,200	45,200
Other	15,152	5,607
	<u>69,439</u>	<u>79,245</u>
NET FINANCIAL ASSETS	244,410	160,460
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	38,000	33,963
ACCUMULATED SURPLUS	<u>282,410</u>	<u>194,423</u>

Approved on behalf of the Board of Management:

Michael Phan

Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2021**

	2021 \$ Budget (Note 10)	2021 \$ Actual	2020 \$ Actual
REVENUE			
City of Toronto – special charges	242,332	242,332	242,331
Grants and miscellaneous	-	14,789	11,877
	<u>242,332</u>	<u>257,121</u>	<u>254,208</u>
EXPENSES			
Administration	78,039	74,225	78,234
Promotion and advertising	38,000	23,696	46,299
Maintenance	69,000	61,390	78,255
Capital (Note 7)	200,000	-	-
Amortization	-	14,723	18,531
Provision for (recovery of) uncollected special charges (Note 3)	3,154	(4,900)	23,528
	<u>388,193</u>	<u>169,134</u>	<u>244,847</u>
SURPLUS (DEFICIT) FOR THE YEAR	(145,861)	87,987	9,361
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>194,423</u>	<u>194,423</u>	<u>185,062</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>48,562</u>	<u>282,410</u>	<u>194,423</u>

THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2021

	<u>2021</u>	<u>2020</u>
	\$	\$
Surplus for the year	87,987	9,361
Acquisition of tangible capital assets	(18,760)	(24,596)
Amortization of tangible capital assets	<u>14,723</u>	<u>18,531</u>
	83,950	3,296
Balance - Beginning of year	160,460	157,164
Balance - End of year	<u><u>244,410</u></u>	<u><u>160,460</u></u>

THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2021

	2021	2020
	\$	\$
Cash flows from operating activities		
Surplus for the year	87,987	9,361
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	14,723	18,531
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(4,217)	17,898
Accounts receivable – other	(13,354)	41,041
Accounts payable –City of Toronto (special charges)	(3,842)	3,842
Accounts payable – City of Toronto	(15,509)	784
Accounts payable - other	9,545	46,894
Cash Provided By Operations	75,333	138,351
Investing activities		
Purchase of tangible capital assets	(18,760)	(24,596)
(Increase) decrease in short-term investments	(56,374)	(116,717)
Cash, Beginning Of Year	9,204	12,166
Cash, End Of Year	9,403	9,204

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2021**

1. ESTABLISHMENT AND OPERATIONS

The Wexford Heights 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:

Banners & Poles	3 years	Planters	5 years
Lights	5 years	Street Signs	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
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2021

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. 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:

	2021 \$	2020 \$
Total special charges outstanding	7,217	8,756
Less: allowance for uncollected special charges	(3,000)	(12,600)
Special charges receivable	<u>4,217</u>	<u>(3,843)</u>

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

	2021 \$	2020 \$
Special charges written-off	4,700	23,228
Change in allowance for uncollected special charges	(9,600)	300
	<u>(4,900)</u>	<u>23,528</u>

THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2021

4. CAPITAL ASSETS

	Planters	2021 Banner and Poles	Lights	Total
Cost				
Beginning	24,596	83,595	44,250	152,441
Additions	9,087	9,673	-	18,760
Disposals				
Ending	33,683	93,268	44,250	171,201
Accumulated Amortization				
Beginning	4,919	69,309	44,250	118,478
Amortization	6,737	7,986	-	14,723
Disposals				
Ending	11,656	77,295	44,250	133,201
Net Book Value	22,027	15,973	-	38,000
	Banners	2020 Banner Poles	Lights	Total
Cost				
Beginning	-	83,595	44,250	127,845
Additions	24,596	-	-	24,596
Disposals	-	-	-	-
Ending	24,596	83,595	44,250	152,441
Accumulated Amortization				
Beginning	-	64,547	35,400	99,947
Amortization	4,919	4,762	8,850	18,531
Disposals	-	-	-	-
Ending	4,919	69,309	44,250	118,478
Net Book Value	19,677	14,286	-	33,963

**THE BOARD OF MANAGEMENT FOR THE
WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2021**

5. DEFERRED REVENUE

Deferred revenue consists of sponsorships received for the Taste of Lawrence Festival. It will be recognized as revenue when the Festival occurs.

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. SHORT-TERM INVESTMENTS

Short-term investments consist of GICs with Scotia Bank. These investments bear interest at the rate ranging from 0.35% to 62% per annum and will mature in 2022.

10. BUDGET

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

11. 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 \$7,530 (2020 - \$25,705) was outstanding as at December 31, 2021.