



As a member of the Wexford Heights BIA, you are invited to attend our

ANNUAL GENERAL MEETING

Thursday, December 3rd, 2020
Virtual Meeting via Zoom
@ 6:30pm

Note: Please contact the BIA for registration details

AGENDA

1. Call to Order, Introductions and Opening Remarks
2. Establishment of Virtual Meeting Protocols
3. Declaration of Conflict of Interest
4. Approval of 2019 Annual General Meeting Minutes
5. Auditor's 2019 Report
6. Appointment of Auditor for 2020
7. Sub-Committee Reports:
8. Proposed Program and Budget for 2021 (see over)
9. New Business
10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2021 (see over). This program is paid for by a special levy charged to you as well as other commercial and industrial property owners, and non-residential tenants of such properties.

As a member of the BIA, the best way to participate in the decisions your BIA is making on your behalf is to get involved. If you wish to obtain a copy of the complete proposed budget and audited financial statement, please contact the BIA.

Please forward a copy of this notice to your non-residential tenants.

You are encouraged to register immediately but please RSVP no later than **Friday, November 27th, 2020**.

General Meeting Procedures:

To be eligible to vote, photo identification will be required and:

- For Business Operators: A business card, or other proof of tenancy.
- For Property Owners: A property tax bill or other proof of ownership

In accordance with The City of Toronto Municipal Code, Chapter 19, Business Improvement Area, only members of the proposed BIA and their legal representatives (proof required), are eligible to vote at the General Meeting. No person in attendance shall have more than one vote.

For more information and to RSVP, please contact Linda Raeside, Coordinator, at 416-288-1718 or via email at wexfordbia@rogers.com.

Visit our website at www.wexfordbia.ca for information updates

WEXFORD HEIGHTS BUSINESS IMPROVEMENT AREA

1720 Lawrence Ave East Suite 102 Scarborough Ontario M1R 2Y1 416-288-1718

wexfordbia@rogers.com | www.wexfordbia.ca | www.tasteoflawrence.com





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Wexford Heights BIA
2021 BIA Budget

Summary of Revenues and Expenditures	2020 Approved Budget	2020 Projected Actual	2021 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	242,331	242,331	242,332	(A)
Grants		2,400		(B)
Signature Events Revenue (input details in event worksheets)	175,000	65,850		(C)
Other Festival Revenue				(D)
Other Revenue				(E)
Total Revenue	417,331	310,581	242,332	(F)
Expenditures (includes 1.76% HST)				
General and Administrative	77,744	74,178	78,039	(G)
Streetscape Improvements		25,436	200,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	62,200	74,522	69,000	(J)
Promotion and Communication	27,500	6,971	26,000	(K)
Festivals and Events	248,100	48,950	12,000	(L)
Provision for Tax Appeal Expenditures (10%)	22,030	828	22,030	(M)
Total Expenditures	437,574	230,885	407,069	(N)
Net Revenue / (Deficit)	(20,243)	79,696	(164,738)	(O)

Summary of Accumulated Surplus	2020 Approved Budget	2020 Projected Actual	2021 Proposed Budget	
Beginning Balance	157,164	157,164	236,860	(P)
Change in Accumulated Surplus	(20,243)	79,696	(164,738)	(Q)
Ending Balance	136,921	236,860	72,122	(R)

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