



Weston Village BIA  
Phone: 416 249 0691 Email: [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com)  
4 John St., Unit 3 Weston, ON M9N 1J3

## NOTICE

As a member of the Weston Village Business Improvement Area (BIA), you are invited to attend our

## ANNUAL GENERAL MEETING

**Date:** Thursday November 25<sup>th</sup>, 2021 @ 6:30 pm

**Location:** Weston Park Baptist Church Meeting Hall – 1871 Weston Rd (In person)  
OR electronically via Zoom

**Time:** 6:30 PM

Please register **no later** than **Thursday November 18<sup>th</sup>** at [www.westonvillagebia.com/agm](http://www.westonvillagebia.com/agm)

## Agenda

1. Call to Order by **Masum Hossain, Chair**, Introductions and Opening Remarks
2. Electronic Meeting, recording of the meeting and voting protocols
3. Declaration of Conflict of Interest
4. Approval of 2020 Annual General Meeting Minutes
5. 2020 Report Audited Financial Statements
6. Appointment of Auditor (to prepare 2021 Audited Financial Statements)
7. A Year in Review
8. Proposed Program and Budget for 2022 (*see over*)
9. New Business
10. Adjournment

The purpose of this meeting is to decide on the BIA's program and budget for 2022 (*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 us.

**You are encouraged to register immediately.**  
**Please RSVP no later than November 18<sup>th</sup>**

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 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, please contact **Audrey Swartz, Coordinator** at [admin@westonvillagebia.com](mailto:admin@westonvillagebia.com)

Please forward a copy of this notice to your business tenant(s)

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**Weston Village BIA  
 2022 BIA Budget**

Summary of Revenues and Expenditures	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget	
	Column A	Column B	Column C	
<b>Revenues</b>				
BIA Levy (includes 10% provision)	143,441	143,441	144,038	(A)
Grants		30,750	35,000	(B)
Signature Events Revenue (input details in event worksheets)	39,000	54,258	89,000	(C)
Other Festival Revenue				(D)
Other Revenue		5,042	2,000	(E)
<b>Total Revenue</b>	<b>182,441</b>	<b>233,492</b>	<b>270,038</b>	(F)
<b>Expenditures</b> (includes 1.76% HST)				
General and Administrative	70,972	75,369	98,523	(G)
Streetscape Improvements	91,915	25,289	37,000	(H)
Streetscape Improvements - City Loan Payment				(I)
Amenity and Maintenance	39,500	11,260	55,000	(J)
Promotion and Communication	2,000	100	6,000	(K)
Festivals and Events	52,100	61,837	105,900	(L)
Provision for Tax Appeal Expenditures (10%)	13,040	3,038	13,094	(M)
<b>Total Expenditures</b>	<b>269,527</b>	<b>176,893</b>	<b>315,517</b>	(N)
<b>Net Revenue / (Deficit)</b> (O) = (F) - (N)	<b>(87,086)</b>	<b>56,598</b>	<b>(45,479)</b>	(O)

Summary of Accumulated Surplus	2021 Approved Budget	2021 Projected Actual	2022 Proposed Budget	
<b>Beginning Balance</b>	<b>139,539</b>	<b>139,539</b>	<b>196,137</b>	(P)
Change in Accumulated Surplus	(87,086)	56,598	(45,479)	(Q)
<b>Ending Balance</b>	<b>52,453</b>	<b>196,137</b>	<b>150,658</b>	(R)