

ANNUAL GENERAL MEETING

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Join Zoom Meeting»

Meeting ID: 87588800617

Passcode: 358351

**Thursday, February 15,
2024**

12pm-1:00pm

Agenda

11:45AM

Zoom Waiting Room Available

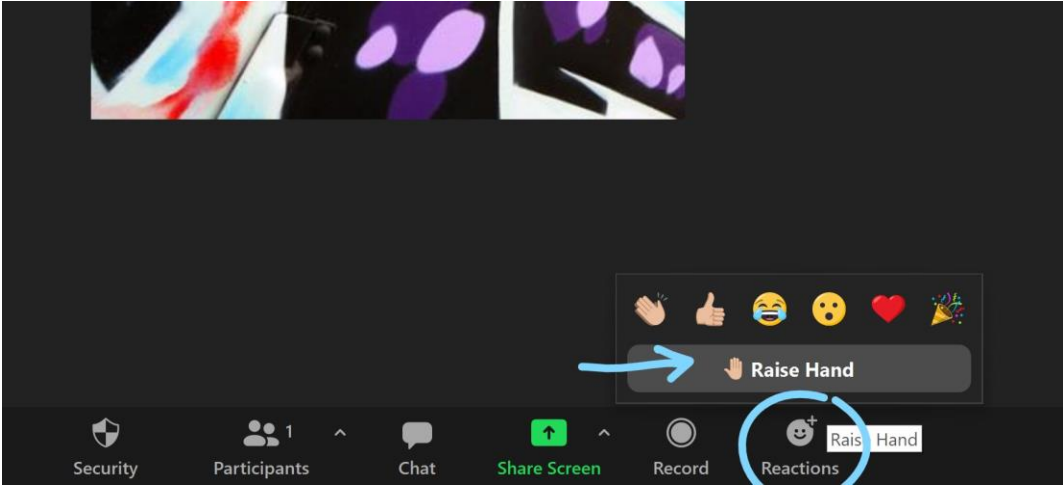
12PM

Annual General Meeting

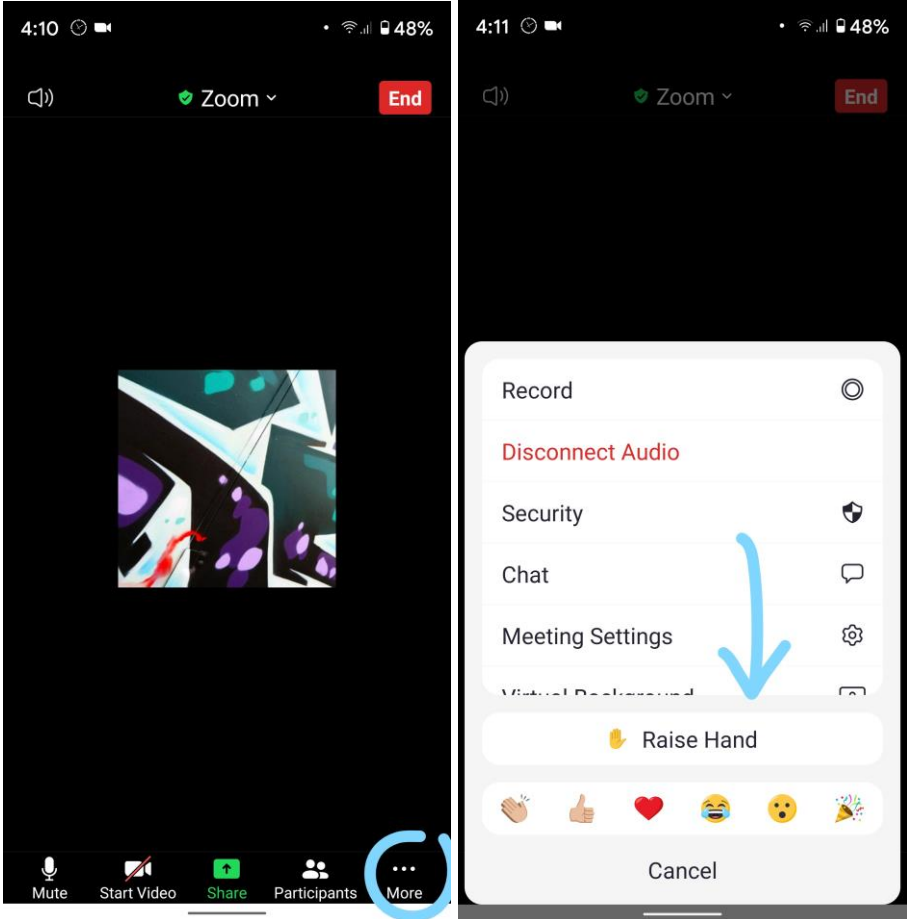
- **Welcome**
 - POLL: Motion to call the AGM order
 - POLL: Motion to adopt the Agenda
 - POLL: Motion to adopt 2023 Minutes ([View»](#))
- **Highlights 2023 & Plans for 2024**
 - POLL: Motion to adopt 2023 Annual Report ([View»](#))
- **2023 Financial Statements**
 - POLL: Motion to adopt 2023 Financial Statements ([View»](#))
- **2024/25 Board Nominations**
 - POLL: Motion to adopt the presented slate ([View»](#))
- **Acknowledgements**
 - POLL: Motion to conclude the AGM

The 2023 Financial Statements, audited by *PSG Chartered Professional Accountant*, are available in your package and can be found on our website.

TO MOVE AND/OR SECOND A MOTION **ON DESKTOP**



ON MOBILE



MINUTES OF THE ANNUAL GENERAL MEETING THURSDAY, FEBRUARY 16, 2023

ATTENDING

TWENTY-ONE people with THREE Property Managers REPRESENTING EIGHT Newton BIA properties (8 properties), EIGHT Newton BIA businesses (8 businesses), and guests. The City of Surrey was represented by Edward Tain and Councilor Linda Annis.

WELCOME & INTRODUCTIONS

Newton BIA Executive Director, Philip Aguirre, called the 2023 Newton BIA AGM to order: 12:02pm and a quorum was established.

MOTION: That the 2023 AGM be called to order at 12:02pm.
MOVED/SECONDED: - - - - - Jay Blaschuk/Harry Lamba **CARRIED**

AGENDA

MOTION: That the Agenda be adopted as circulated.
MOVED/SECONDED: - - - - - Jay Blaschuk/Harry Lamba **CARRIED**

MINUTES OF THE 2022 AGM February 17, 2022

MOTION: That the Minutes of the Annual General Meeting held on February 17, 2022 be adopted as circulated.
MOVED/SECONDED: - - - - - Linda McCabe/Derek Ho **CARRIED**

ANNUAL REPORT

The Annual Report for 2022 was distributed. It summarizes the work and accomplishments for the year and included the budget put forward by the Board of Directors.

MOTION: That the Annual Report be accepted.
MOVED/SECONDED: - - - - - Jay Blaschuk/ Moe Sarwari **CARRIED**

FINANCIAL/AUDITOR'S REPORT

MOTION: That the Audited Financial Statements prepared by *PSG Chartered Professional Accountant* for the period January 1st to December 31st, 2022 be accepted as circulated.

MOVED/SECONDED: - - - - -Derek Ho/Jay Blaschuk

CARRIED

MOTION: That the proposed budget for 2023 be accepted as circulated.

MOVED/SECONDED: - - - - -Linda McCabe/Derek Ho

CARRIED

NOMINATING COMMITTEE REPORT & ELECTION OF BOARD OF DIRECTORS

Directors with one year remaining in their term

Jay Blaschuk - Sources BC

Derek Ho - Kings Cross

Jodi Leech - Studio 73

Up for re-election

Linda McCabe - Value Industries

Harry Lamba - The UPS Store

Jaspal Brar - Allied Insurance

Suman Basnyat - S Basnyat & Co.

Kamil Lotfali - Newton Crossing

MOTION: That the Nominating committee report be accepted as presented.

MOVED/SECONDED: - - - - -Jay Blaschuk/Jaspal Brar

CARRIED

Election of Directors: By Acclimation

Members were asked if there were any additional items of business to address. None identified.

CONCLUDE THE BUSINESS OF THE AGM

MOTION: To conclude the AGM at 12:29pm.

MOVED/SECONDED: - - - - -Jodi Leech/Jaspal Brar

CARRIED

AGM ended at 12:29pm.

TWENTY

TWENTY

THREE **ANNUAL
REPORT**

TWENTY

TWENTY

THREE

TWENTY



NEWTON
BUSINESS IMPROVEMENT
ASSOCIATION

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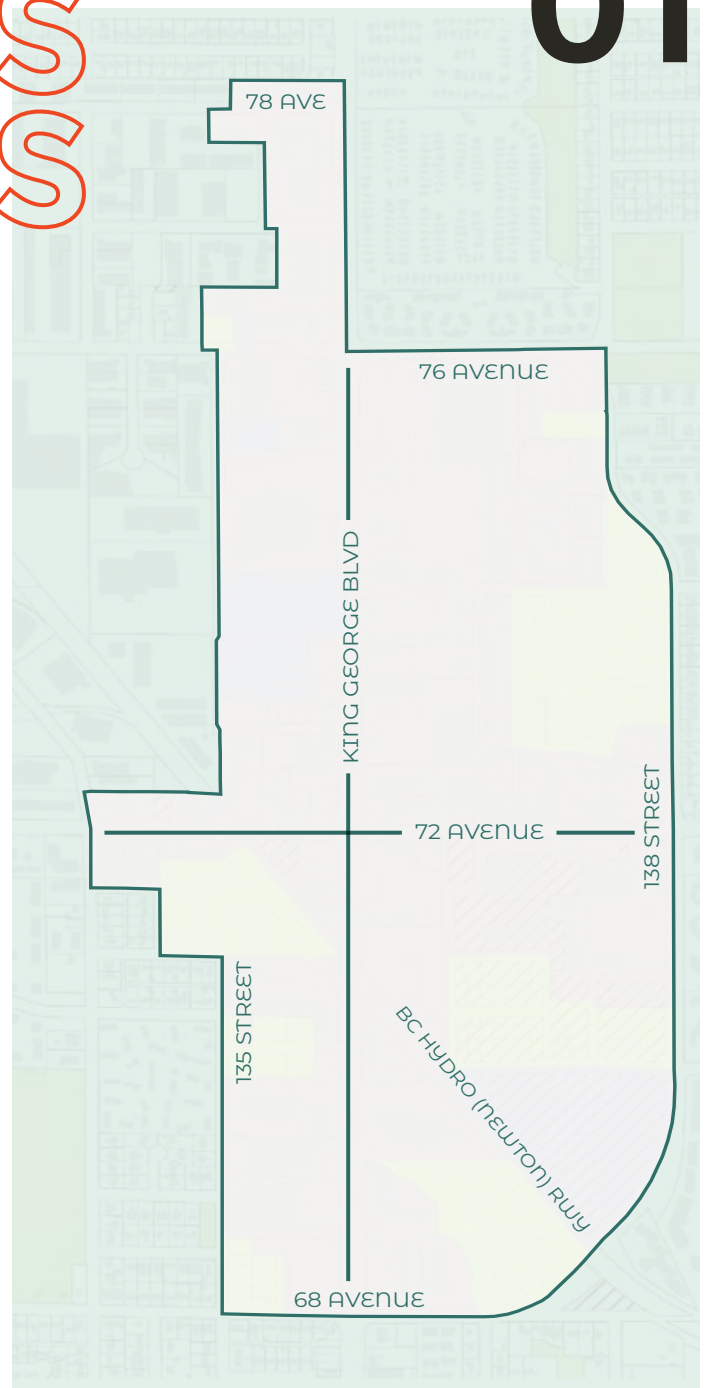
ABOUT US ABOUT US ABOUT US

The Newton Business Improvement Association is a group of approximately 530 businesses and property owners who are passionate about improving the Newton Town Centre.

Located in the heart of Surrey on the cross roads of 72 Avenue and King George Boulevard. The Newton BIA was created in 2014, taking a leadership role to revitalize the area. The BIA brings business members, grassroots organizations, community stakeholders and government together with a focus on the four pillars of **Safety**, **Area Enhancement**, **Marketing/Events** and **Government Relations**.

The Newton BIA receives a levy from property taxes, which is collected by the City of Surrey. The BIA is governed by a volunteer Board of Directors, consisting of a diverse selection of businesses and property owners representing all regions within the boundary.

The approval of the Newton BIA was implemented through business consultation and a council initiative. Governance of the association is regulated by the constitution and a set of bylaws.



2014

Newton BIA
Established

428

Business
Properties

102

Property
Owners

\$1.01b

Assessed
Property Value

PRESIDENT'S LETTER

Safety & Area Enhancement: The focus in 2023 remained on keeping our streets and business areas clean, safe and welcoming. Kenneth from Team Tidy has been doing his usual fantastic job of keeping our streets and sidewalks clear of litter. The Commissionaires continue to do their vital work in dealing with the increasing presence of homeless folks throughout our commercial centres and providing a high level of security to Newton. Goodbye Graffiti and Goodbye Garbage continue to provide valuable services to our business members. Safety remains the top concern of the Newton BIA and the largest part of our budget is still dedicated to this effort.

Marketing & Events: Spooktacular was another huge success. The event has become a tradition in Newton and attendance grows every year. The State of Newton featured keynote speakers Brenda Locke – Mayor of Surrey and Brent Toderian – Global Cities Advisor. The tradeshow and lunch rounded out the event, which is fast becoming a highlight in Newton's business calendar.

Government Relations: Our Extraordinary General Meeting was held in September.

Business and Property Owners were invited to vote on renewing the Newton Business Improvement Association for an additional term of four years. The motion easily passed as did the motion to adopt a levy strategy to keep up with inflation for the next four years.

Our executive director, Philp Aguirre, continues to maintain and develop new connections throughout the Surrey Business Community, as well as maintaining memberships with Tourism Surrey and BIABC.

Philip Aguirre and Nasrin Baji continue to keep the Board Members engaged and have stayed connected virtually with our business members and associated groups. The Board thanks Philip and Nasrin for their continued enthusiasm and dedication to Newton. Thanks also go to the City of Surrey staff, Mayor Brenda Locke and Council for their continued support and guidance.

On a personal note, this will be my last year with the Newton BIA and I will step down from my role as President of the Board. I am proud to have been a part of the Newton BIA from inception and have thoroughly enjoyed the challenges and accomplishments along the way. Most importantly, it is the people I have had the pleasure of meeting and collaborating with that have made these past 10 years so enriching.

Linda McCabe
Board President



02

BOARD OF DIRECTORS 2022-23

Linda McCabe
Value Property Group

Derek Ho
Kings Cross

Harry Lamba
The UPS Store

Kamil Lotfali
Newton Crossing

Jaspal Brar
Allied Insurance

Suman Basnyat
S. Basnyat & Co. Inc.

Jay Blaschuk
Sources

Jodi Leech
Studio 73

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GOVERNMENT RELATIONS



SAFETY & SECURITY



MARKETING & EVENTS



AREA ENHANCEMENT

BIA PILLARS
BIA PILLARS
BIA PILLARS
BIA PILLARS

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CURRENT PROGRAMS

04

COMMUNITY SAFETY PATROL (CSP)

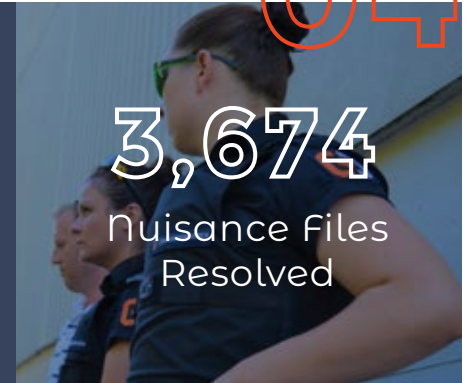
est. 2016



The Community Safety Patrol (CSP) program consists of one daily eight-hour patrol to address safety priorities and support crime reduction initiatives.

3,674

Nuisance Files Resolved



40

Meetings in 2023

An integrated weekly safety initiative with the CSP, Bylaw, RCMP, Transit, OPTIONS, SOURCES and SCPS to increase effectiveness and communication.



NEWTON SAFETY UNIT (NSU)

est. 2015

NEWTON NEWS

est. 2020



The Newton News provides an opportunity for the Newton BIA to gain awareness in the community and promote local news, & BIA programs.

11

Issues Published



5,616

Pounds of Garbage

253

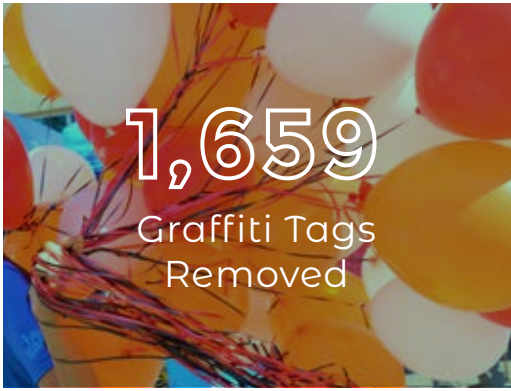
Bags of Garbage

Made up of a team of one, Team Tidy is a daily, proactive approach to maintaining the cleanliness of the streets within the BIA boundary.

TEAM TIDY

est. 2015





1,659

Graffiti Tags
Removed

Contracted through Goodbye Graffiti; all graffiti within the Newton BIA boundary is pro-actively removed ensuring that the area remains graffiti-free.

GOODBYE GRAFFITI



est. 2015

GOODBYE GARBAGE

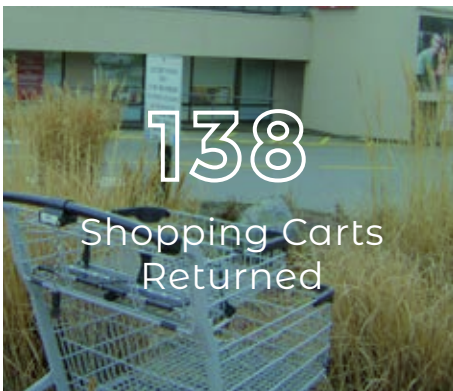
est. 2021

Contracted with Goodbye Garbage; a large item removal program to eliminate all illegal dumping that occurs throughout the Newton BIA boundary.



99

Pieces of Illegal
Dumping Removed



138

Shopping Carts
Returned

In an effort to reduce the visual nuisance created by abandoned carts, Team Tidy returns carts to their homes as part of the daily patrol of the Newton Town Centre.

SHOPPING CART RETRIEVAL



est. 2017

MURAL LANEWAY

est. 2016

With the goal to activate public spaces, the Mural Laneway on King George Blvd and 72 Avenue is a stepping stone to revitalizing the town centre and creating a cultural entertainment district for Newton.



11

Murals to-date



A series of seating installations along 137 Street; each a combo of seating & greenery. The aim is to create saafe mini parklets where people can rest and enjoy the outdoors. The goal is to bring activity and vitality to the street.

137 STREET FURNITURE



est. 2022

CAR-FREE DAY

est. 2022



A day-long community festival to promote active transportation, sustainability, and public spaces; car-free, family-friendly, free.



A spooky, fun-filled family event featuring an urban pumpkin patch, dance performances, a petting zoo and tons of crafts & games.

SPOOKTACULAR NEWTON

est. 2016



STATE OF NEWTON

est. 2017



An opportunity for the business community to engage in a dialogue that showcases the upcoming investment opportunities for Newton.



06

A DECADE IN NUMBERS

31,259

Community Safety Patrol Crime Files

315

Newton Safety Unit Meetings

10,868

Graffiti Tags Removed

732

Pieces of Large Garbage Removed

64,336

Pounds of Trash Removed

1,682

Shopping Carts Returned

44

Editions of Newton News

186

Community Events Hosted

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08 LAST DECADE

11 RENEWAL PROCESS

12 SURVEY RESULTS

13 EGM RESULTS

LOOKING BACK
& RENEWAL
LOOKING BACK
& RENEWAL
LOOKING BACK
& RENEWAL



2014

2015

2016

AUG
1st Levy Cheque

SEP
Office Opens

MAR
Transit Townhall
1st AGM

FEB
1st Groundhog Day
1st Newton Community Walk

MAY
Launch Summer Intern Program
Launch Graffiti Removal

JUN
Newton Community Festival
Launch Team Tidy
Install Park-it

SEP
Newton Safety Unit Meetings Start
Introduce the 20-Year Plan

AUG
Newton Block Party
Launch Merchant Shout-out
Install King George Lights

OCT
All Candidates Debate
1st Spooktacular Newton

JAN
2nd Groundhog Day
Launch Community Safety Patrol
Launch Newton Talks

FEB
Removed 137th Parking Meters

MAR
Launch Used Needle
Disposal Program

APR
Launch Community Coffee
Launch Newsletter

MAY
Friends of the Grove Fundraiser
Metro Vancouver Homeless Count

JUN
Start of Nooner Wednesdays
Start of Troubadour Saturdays

JUL
Nooner Wednesday &
Troubadour Saturday Continue
Launch Tickle Trunk

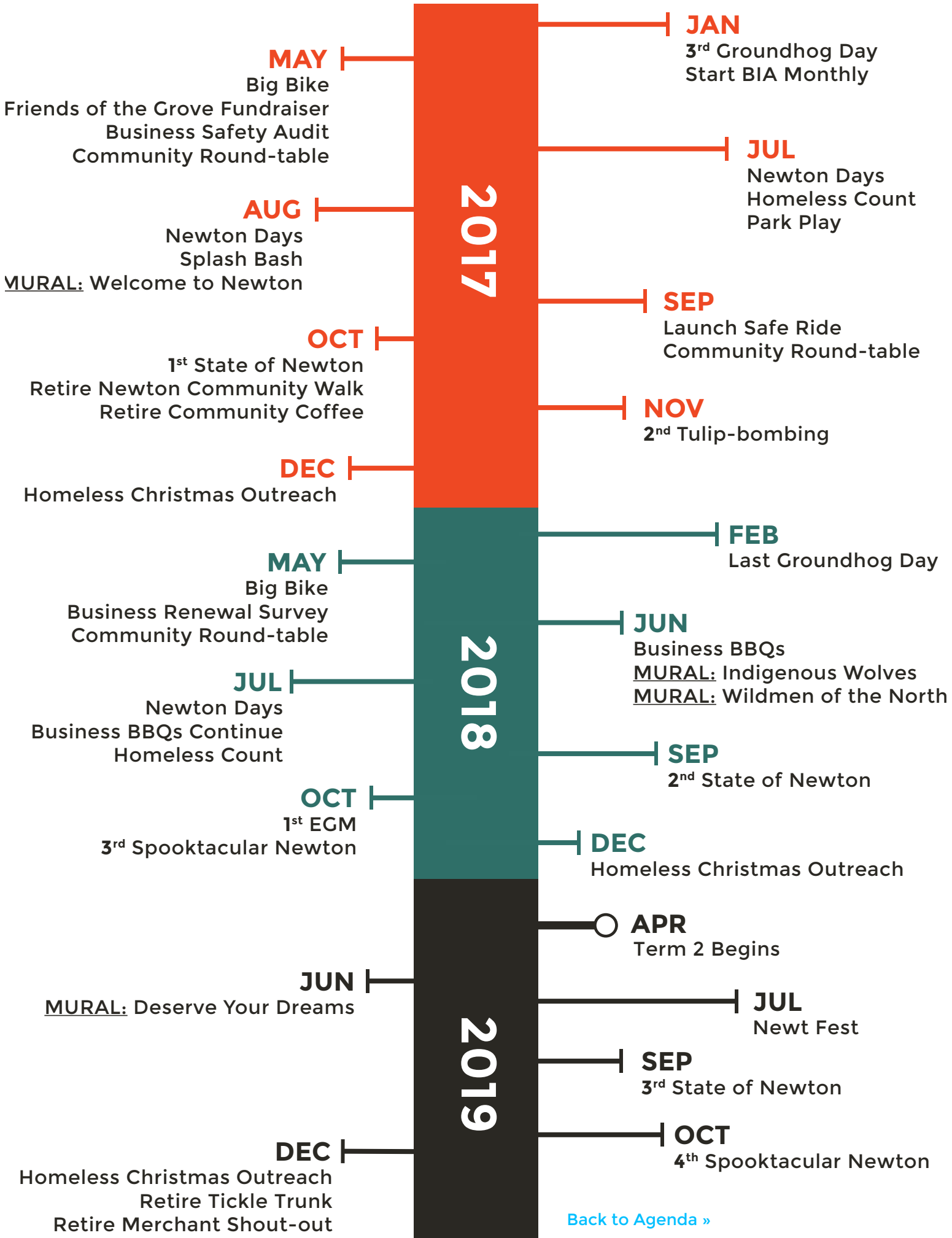
AUG
Launch Shopping Cart Retrieval
PokeParty
The Bracket

OCT
2nd Spooktacular Newton
MURAL: Newton Man

NOV
1st Tulip-bombing
Safety Breakfast

DEC
Homeless Christmas Outreach

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2017

- MAY** | Big Bike
Friends of the Grove Fundraiser
Business Safety Audit
Community Round-table
- AUG** | Newton Days
Splash Bash
MURAL: Welcome to Newton
- OCT** | 1st State of Newton
Retire Newton Community Walk
Retire Community Coffee
- DEC** | Homeless Christmas Outreach

- JAN**
3rd Groundhog Day
Start BIA Monthly
- JUL**
Newton Days
Homeless Count
Park Play
- SEP**
Launch Safe Ride
Community Round-table
- NOV**
2nd Tulip-bombing

2018

- MAY** | Big Bike
Business Renewal Survey
Community Round-table
- JUL** | Newton Days
Business BBQs Continue
Homeless Count
- OCT** | 1st EGM
3rd Spooktacular Newton

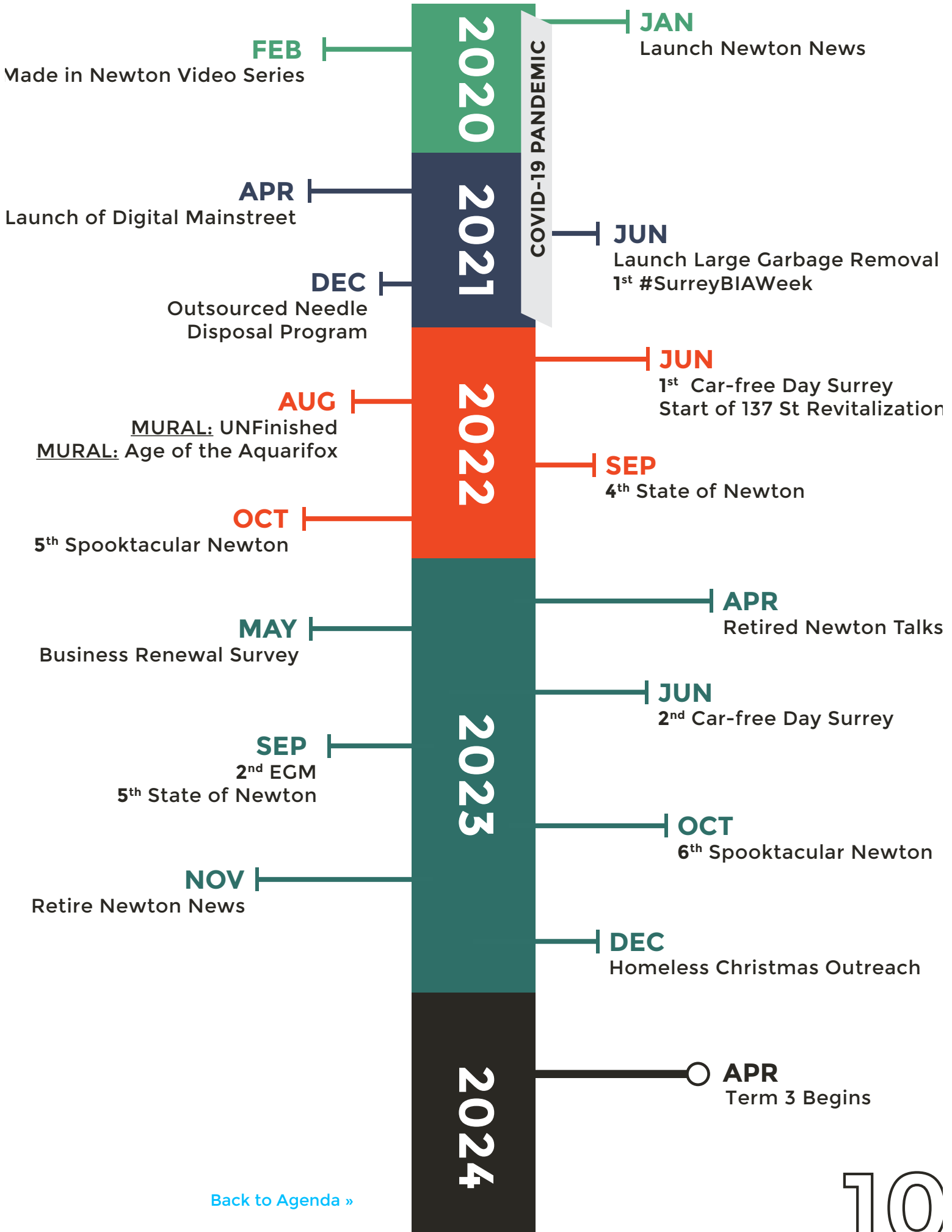
- FEB**
Last Groundhog Day
- JUN**
Business BBQs
MURAL: Indigenous Wolves
MURAL: Wildmen of the North
- SEP**
2nd State of Newton
- DEC**
Homeless Christmas Outreach

2019

- JUN** | MURAL: Deserve Your Dreams
- DEC** | Homeless Christmas Outreach
Retire Tickle Trunk
Retire Merchant Shout-out

- APR** ○ Term 2 Begins
- JUL**
Newt Fest
- SEP**
3rd State of Newton
- OCT**
4th Spooktacular Newton

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RENEWAL PROCESS RENEWAL PROCESS

The current bylaw of the Newton BIA ends March 31, 2024. To continue operating, support for the organization by its Members and City Council must be expressed through the passage of new bylaws by the City of Surrey. Planning for the next mandate period through analysis, consultation, and budgeting is the **Renewal Process**.

NOV 2017–MAR 2023

- Developed Strategic Plan for four year renewal
- Developed questionnaire
- Planned outreach activities

MAY–SEPT 2023

- Outreach activities
- Tabulate and analyze survey results
- Revise and finalize renewal proposal and budget based on Member input

SEPT–OCT 2023

- Distribute renewal information to Property Owners and Businesses
- Extraordinary General Meeting: Members vote on motions to approve renewal budget as well as Year One Budget for new mandate

OCTOBER 2023

- All materials to be sent to the City of Surrey BIA liaison within the Economic Development Office

NOVEMBER 2023

- Economic Development Office prepares Council Report
- Council decides on whether to proceed
- Formal notifications from the City mailed to property owners

JANUARY 2024

- 30 day notice period for objections

MARCH 2024

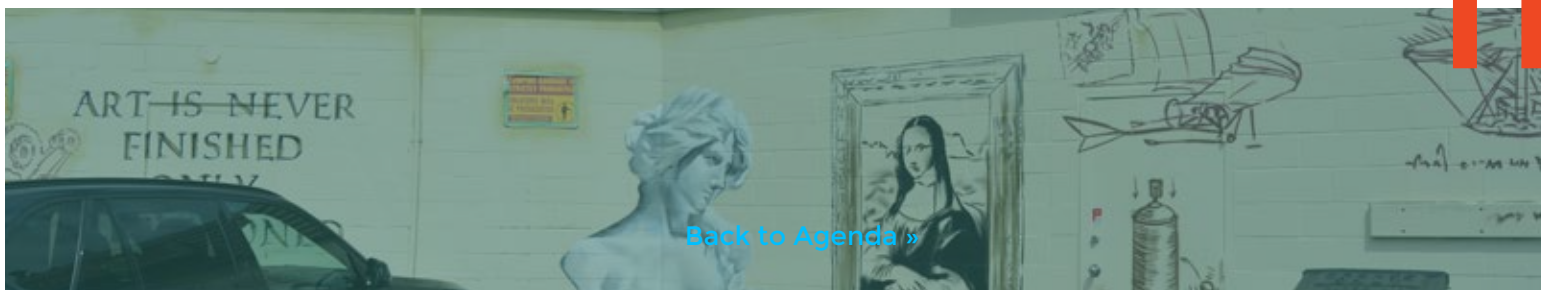
- Council enacts re-designation (renewal bylaw and new Granting bylaw)

MARCH 31, 2024

- Old bylaws expires

APRIL 1, 2024

- If approved, new BIA term begins



SURVEY RESULTS

The Renewal survey was the first step in the Renewal Process and helped develop a renewal proposal and budget. The survey was available digitally and as a hard-copy. The summer interns visited BIA members between May and July of 2023; 131 businesses completed the survey.

RANK THE PILLARS

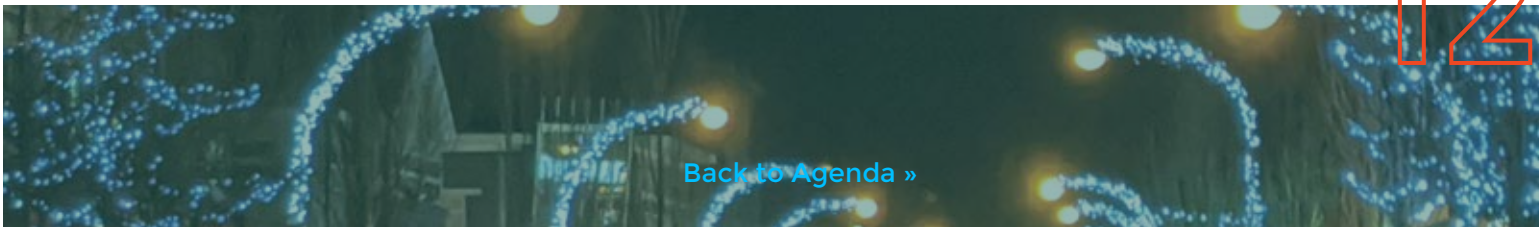
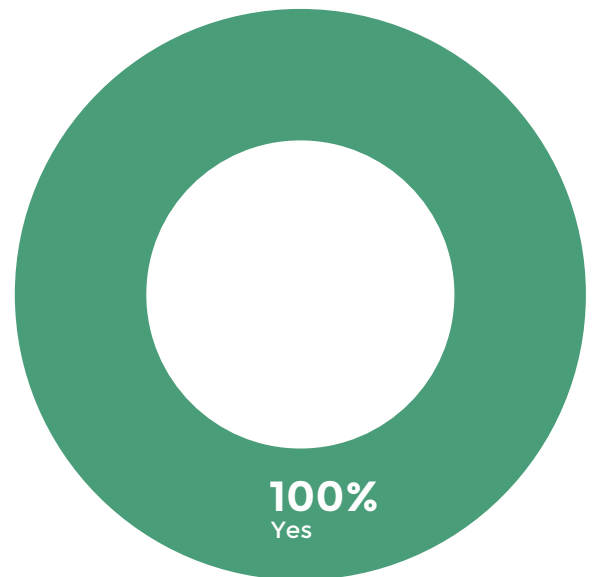
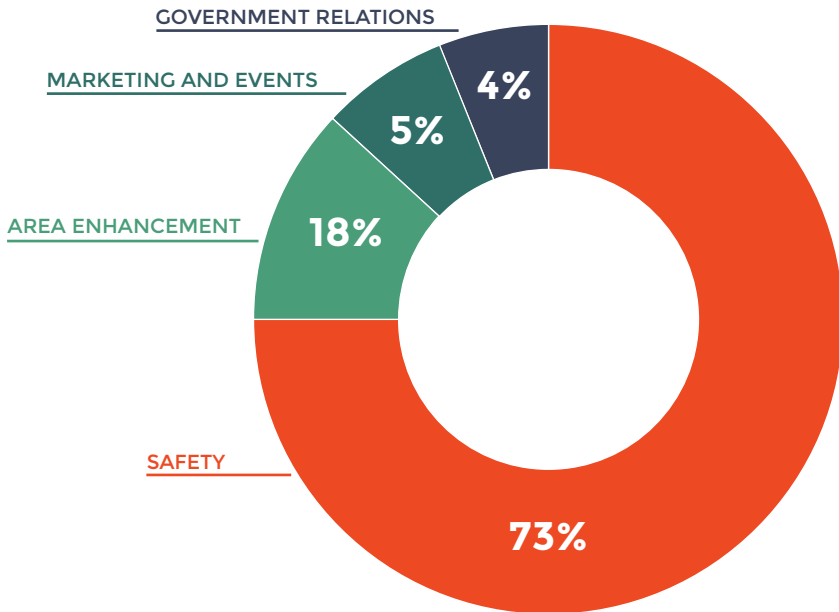
Respondents were asked to rank the Newton BIA pillars in order of importance (1: lowest, 4: highest)

	1	2	3	4
Government Relations	72	46	7	5
Safety	9	5	23	96
Area Enhancement	4	27	76	24
Marketing & Events	46	53	25	6

SUPPORT FOR RENEWAL

Respondents were asked if they supported the renewal of the Newton BIA for another 4-year term? Of the 131 completed surveys:

Yes	131
No	0
N/A	0



APPROVED AT THE EGM

The Members of the Newton BIA voted on three motions at the Extraordinary General Meeting (EGM) at on September 21, 2023.

MOTION 1

To renew the Newton Business Improvement Association for a four-year mandate

MOTION 2

To adopt a levy strategy for the next four years as part of the BIA renewal process that provides for graduated increases to the following schedule:

2024	\$591,000
2025	\$620,550
2026	\$651,578
2027	\$684,157

MOTION 3

To adopt the below 2024 budget as presented by the Board of Directors

REVENUE

Levy	\$591,000
Grants	\$8,000
	\$599,000

EXPENSES

Administration	\$63,000
Wages & Benefits	\$145,000
Marketing & Events	\$70,500
Safety	\$215,000
Area Enhancement	\$94,500
Government Relations	\$11,000
	\$599,000



15 2024 BUDGET

16 NEWTON TODAY

17 ADVOCATING

LOOKING
FORWARD
LOOKING
FORWARD
LOOKING
FORWARD

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2024 BUDGET 2024 BUDGET

REVENUE

Levy	\$591,000
Other Primary Income	\$8,000

Total Revenue \$599,000

EXPENSES

ADMINISTRATION

Licenses & Membership	\$1,700
Bank Charges	\$100
Professional Fees	\$8,500
Insurance	\$4,000
Rent - Office Space	\$36,000
Utilities	\$2,000
Office Supplies & Materials	\$3,500
Education & Conferences	\$1,500
Travel	\$500
Bookkeeping	\$1,500
Annual General Meeting	\$1,500
Meetings	\$1,200
Industry Memberships	\$1,000
Website Hosting	\$500
Wages & Benefits	\$145,000
Administration Total	\$208,500

SAFETY

Community Safety Patrol	\$215,000
Safety Total	\$215,000

GOVERNMENT RELATIONS

State of Newton	\$11,000
Government Relations Total	\$11,000

AREA ENHANCEMENT

Team Tidy	\$27,000
Craffiti Removal	\$42,000
Area Enhancement Programs	\$25,500
Area Enhancement Total	\$94,500

EVENTS

Spooktacular Newton	\$40,000
Car-free Day Surrey	\$30,000
Events Total	\$70,000

Total Expenses \$599,000

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NEWTON TODAY

149,000 Residents

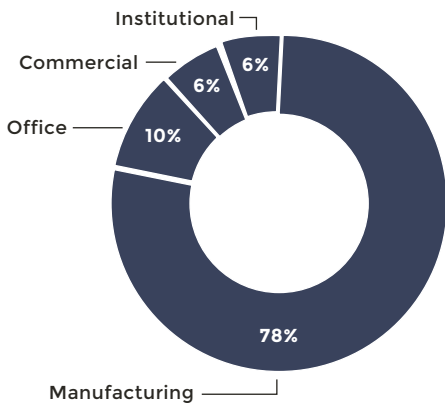
5th Largest community in BC

Mayor Brenda Locke

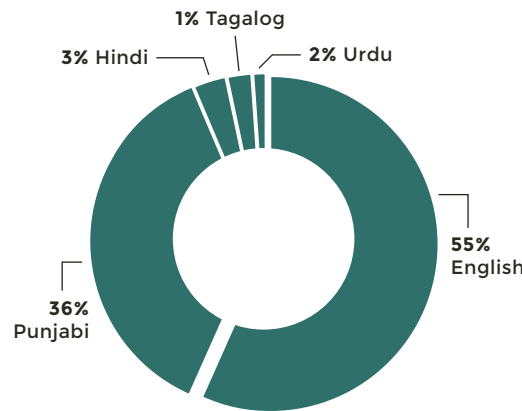
MP Surrey-Newton
Sukh Dhaliwal

MLA Surrey-Newton
Harry Bains

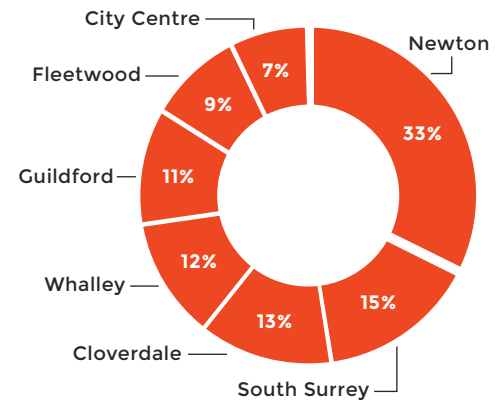
EMPLOYMENT IN NEWTON BY SECTOR



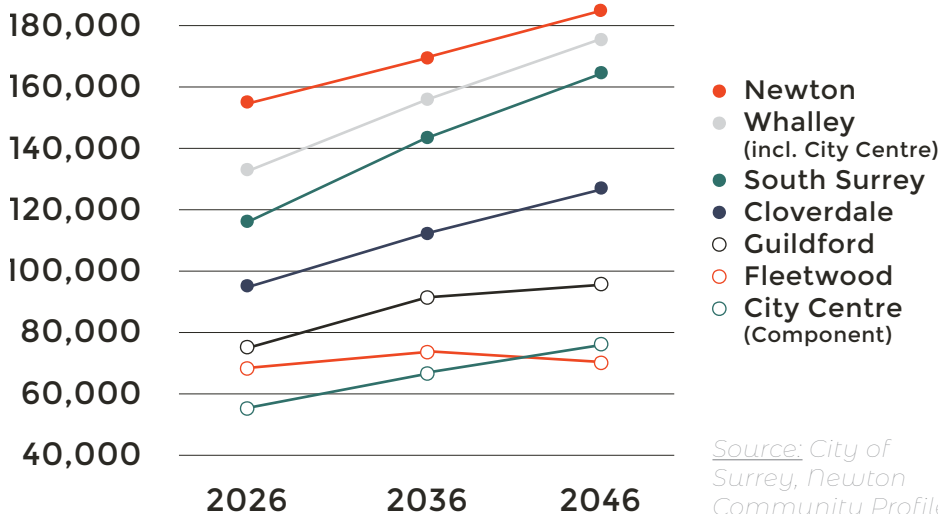
LANGUAGE SPOKEN AT HOME



BUSINESS BY COMMUNITY



POPULATION PROJECTIONS



Source: City of Surrey, Newton Community Profile

ASSETS

- ✓ Newton Bus Exchange
- ✓ RCMP Community Office
- ✓ Community Centre
- ✓ Senior Centre Upgrade
- ✓ Newton Public Library
- ✓ KPU
- ✓ Bell Performing Arts Centre
- ✓ Cultural Centre
- ✓ Vaisakhi & Diwali
- ✓ Newton Athletic Park
- ✓ 61 Local Parks
- ✓ Surrey Tennis Centre
- ✓ Little India
- ✓ Heritage Rail

ADVOCATING ADVOCATING ADVOCATING



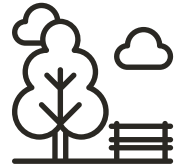
3% Total Crime
in Newton



Annual Homeless
Count



4 New BIAs in
the next 4 years



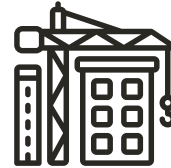
Build a Central
Park with Plaza



Increased density
with mixed-use
redevelopment



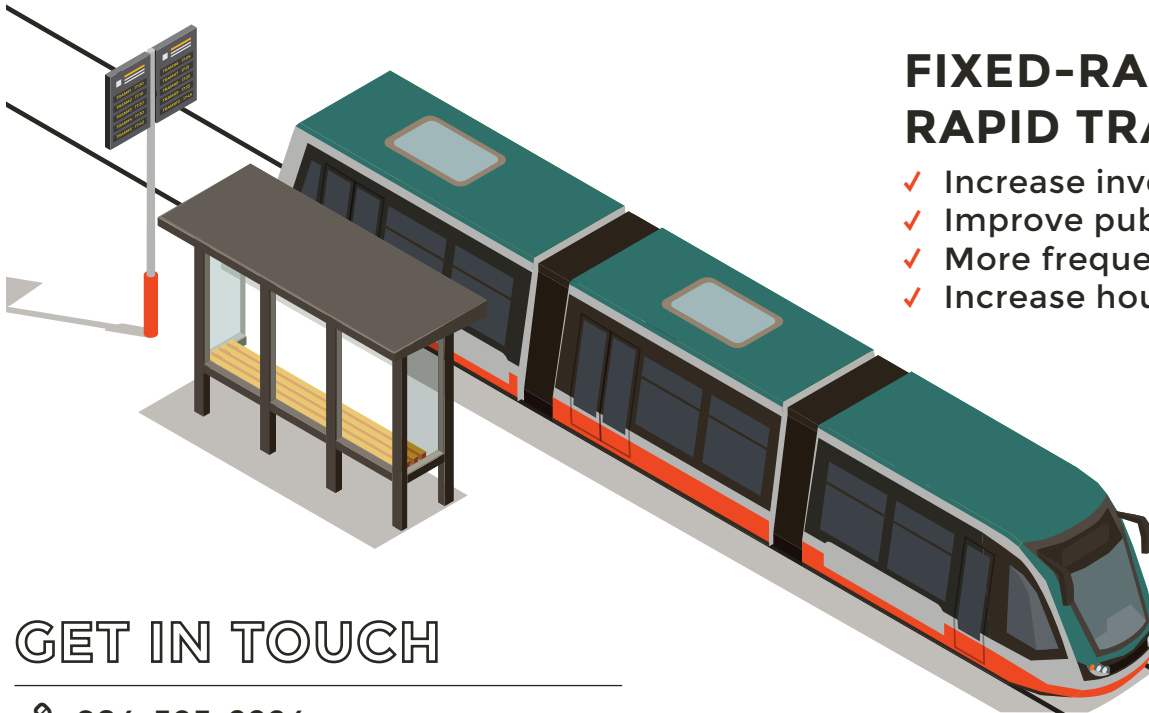
Early Public
Consultations on
Supportive Housing



10,000 Seat Events
Centre – Arena,
Convention & Hotel



City-wide Event in
Newton; attracting
20,000 people



FIXED-RAIL RAPID TRANSIT

- ✓ Increase investment
- ✓ Improve public transportation
- ✓ More frequent service
- ✓ Increase hours of service

GET IN TOUCH

📞 604-593-2294

✉️ INFO@NEWTONBIA.COM

🌐 NEWTONBIA.COM



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NEWTON BUSINESS IMPROVEMENT ASSOCIATION
Financial Statements
Year Ended December 31, 2023

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NEWTON BUSINESS IMPROVEMENT ASSOCIATION
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Year Ended December 31, 2023

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INDEPENDENT AUDITOR'S REPORT

To the Members of Newton Business Improvement Association

Report on the Financial Statements

Opinion

I have audited the financial statements of Newton Business Improvement Association (the organization), which comprise the statement of financial position as at December 31, 2023, and the statements of revenues and expenditures, changes in net assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the organization as at December 31, 2023, and the results of its operations and cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations (ASNPO)

Basis for Opinion

I conducted my audit in accordance with Canadian generally accepted 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 organization in accordance with 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 ASNPO, 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 organization'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 organization or to cease operations, or has no realistic alternative but to do so.

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

(continues)



YOUR SUCCESS IS OUR BUSINESS

PSG Chartered Professional Accountant

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website: www.psgcpa.ca

Independent Auditor's Report To the Members of Newton Business Improvement Association (*continued*)

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 generally accepted 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 generally accepted auditing standards, I exercise professional judgment and maintain professional skepticism 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 organization'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 organization'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 organization 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 significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



YOUR SUCCESS IS OUR BUSINESS

PSG Chartered Professional Accountant

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Independent Auditor's Report To the Members of Newton Business Improvement Association (*continued*)

Surrey, British Columbia
February 12, 2024

CHARTERED PROFESSIONAL ACCOUNTANT

NEWTON BUSINESS IMPROVEMENT ASSOCIATION
Statement of Financial Position
December 31, 2023

	2023	2022
ASSETS		
CURRENT		
Cash	\$ 349,773	\$ 398,670
Accounts receivable	3,000	3,000
Goods and services tax recoverable	11,036	10,539
Prepaid expenses	1,989	1,989
Security / tender deposits	2,189	2,189
	\$ 367,987	\$ 416,387
LIABILITIES AND NET ASSETS		
CURRENT		
Accounts payable and accrued liabilities	\$ 15,238	\$ 15,237
Employee deductions payable	-	4,617
Deferred revenue	140,689	136,591
	155,927	156,445
NET ASSETS		
General fund	212,060	259,942
	\$ 367,987	\$ 416,387

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ON BEHALF OF THE BOARD

_____ *Director*

_____ *Director*

The accompanying notes form an integral
part of these financial statements

NEWTON BUSINESS IMPROVEMENT ASSOCIATION
Statement of Revenues and Expenditures
Year Ended December 31, 2023

	2023	2022
TRADE SALES		
Business improvement grant	\$ 558,657	\$ 542,386
Event sponsorships	15,000	2,800
	573,657	545,186
EXPENSES		
Administrative expenses	10,837	15,393
Advertising and promotion	14,782	32,598
Area enhancement	84,733	165,004
Government relations	18,046	9,291
Insurance	3,488	3,354
Marketing	89,384	92,863
Professional fees	9,614	8,875
Rent and utilities	32,342	31,112
Safety	212,054	162,702
Salaries and wages	146,259	111,933
	621,539	633,125
DEFICIENCY OF TRADE SALES OVER EXPENSES	\$ (47,882)	\$ (87,939)

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The accompanying notes form an integral
part of these financial statements

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Statement of Changes in Net Assets

Year Ended December 31, 2023

	2023	2022
NET ASSETS - BEGINNING OF YEAR	\$ 259,942	\$ 347,881
DEFICIENCY OF TRADE SALES OVER EXPENSES	(47,882)	(87,939)
NET ASSETS - END OF YEAR	\$ 212,060	\$ 259,942

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The accompanying notes form an integral
part of these financial statements

NEWTON BUSINESS IMPROVEMENT ASSOCIATION**Statement of Cash Flows****Year Ended December 31, 2023**

	2023	2022
OPERATING ACTIVITIES		
Deficiency of trade sales over expenses	\$ (47,882)	\$ (87,939)
Changes in non-cash working capital:		
Accounts payable and accrued liabilities	1	(17,750)
Deferred revenue	4,098	3,978
Prepaid expenses	-	(54)
Goods and services tax payable	(497)	(1,437)
Wages payable	-	(7,029)
Employee deductions payable	(4,617)	4,617
	(1,015)	(17,675)
Cash flow used by operating activities	(48,897)	(105,614)
FINANCING ACTIVITIES		
Proceeds from callable debt financing	-	40,000
Repayment of long term financing	-	(40,000)
Cash flow from financing activities	-	-
DECREASE IN CASH FLOW	(48,897)	(105,614)
Cash - beginning of year	398,670	504,284
CASH - END OF YEAR	\$ 349,773	\$ 398,670

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The accompanying notes form an integral
part of these financial statements

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2023

1. DESCRIPTION OF BUSINESS

The Newton Business Improvement Association (the "Association" or "NBIA") was incorporated under the Society Act of British Columbia on March 5, 2013. As a non-profit organization, the Association is exempt from the payment of income tax under Section 149(1) of the Income Tax Act. On March 10, 2014, the City of Surrey passed bylaw #18105 to establish the Newton Business Improvement Area ("Area"). This Area is geographically located near the intersection of King George Boulevard and 72nd Street in Surrey, British Columbia, extending for several blocks in each direction.

In November 2023 Surrey City Council approved a four-year renewal of the NBIA. Bylaw #21043 provides for an annual grant of \$591,000, starting as of 2024. Previously the grant amount was \$546,364 per year. The NBIA's annual levy of \$591,000 will rise by five percent per year until 2027. The grant monies are to be used for the purposes of the Association as listed below and must be expended in accordance with the conditions and limitations of the above Bylaw.

The Association was established for the following purposes:

(a) to conduct studies and make reports respecting the advancement of projects, plans or improvements designed to benefit the Newton Business Improvement Area ("the Area") and carrying out all the studies incidental to the objective of the Association;

(b) to improve, beautify or maintain streets and sidewalks in the Area;

(c) to conserve heritage property in the Area;

(d) to encourage and promote commercial business development and entertainment, sports and cultural activities within the Area; and,

(e) to create a pleasant environment in the Area.

2. BASIS OF PRESENTATION

The financial statements were prepared in accordance with Canadian accounting standards for not-for-profit organizations (ASNFPPO).

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2023

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund accounting

Newton Business Improvement Association follows the deferral method of accounting for contributions.

General Fund

The General Fund accounts for the Association's program delivery and administrative activities. This fund reports unrestricted resources and restricted operating grants.

Revenue recognition

Restricted contributions are recognized as revenue in the year in which the related expenses are incurred. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Restricted investment income is recognized as revenue in the year in which the related expenses are incurred. Unrestricted investment income is recognized as revenue when earned.

Grants are recognized in the year the funds are received.

The association recognizes revenues when they are earned, specifically when all of the following conditions are met;

- services are provided or products are delivered
- there is clear evidence that an arrangement exists
- amounts are fixed or can be determined
- the ability to collect is reasonably assured

Cash and Cash Equivalents

Cash and cash equivalents include cash and deposits maturing within 90 days from the date of purchase.

Capital assets

Capital assets are recorded as expenses in the year they are acquired.

Measurement uncertainty

The preparation of financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amount of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Such estimates are periodically reviewed and any adjustments necessary are reported in earnings in the period in which they become known. Actual results could differ from these estimates. The Association's directors estimates relate to the useful life of equipment, and the collectability of accounts receivable.

(continues)

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2023

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES *(continued)*

Financial instruments policy

The Association's financial instruments consist of cash and cash equivalents, accounts receivable and accounts payable and accrued liabilities. Financial instruments are recorded at fair value when acquired or issued. In subsequent periods, financial assets and financial instruments are reported at amortized cost, and tested for impairment at each reporting date. Transaction costs on the acquisition, sale, or issue of financial instruments are expensed when incurred.

4. FINANCIAL INSTRUMENTS

Credit Risk

Credit risk arises from the potential that contributors will fail to fund the annual tax levy, sponsorships and grants. There is a concentration of credit in cash and cash equivalents balances held with a financial institution. The association attempts to mitigate this risk by holding assets with a large credit union. The annual levy is approved in the City of Surrey bylaws until 2023 which also reduces the risk.

Fair Value

The Association's carrying value of cash, accounts receivable, and accounts payable approximates its fair value due to the immediate or short term maturity of these instruments.

Liquidity Risk

Liquidity risk is the risk that the Association cannot meet the demand for cash and cash equivalents or fund its obligations as they become due. Management minimizes its exposure to liquidity risk by regularly monitoring cash flows and holding all of its cash and cash equivalents in a bank account with no term restrictions.

Interest Rate Risk

Interest rate risk is the risk that the value of a financial instrument might be adversely affected by a change in the interest rates. The Association is exposed to interest rate risk on its cash and cash equivalents.

5. REMUNERATION OF DIRECTORS, EMPLOYEES AND CONTRACTORS

Part 4, Division 2, Section 36 of the Societies Act of British Columbia requires the Association to disclose any remuneration paid to members of the Board of Directors and remuneration to employees and contractors of \$75,000 or more. No remuneration was paid to any member of the Board of Directors. The Association had one (2022 - nil) employee(s) meeting this threshold and total remuneration for fiscal 2022 was \$81,675 (2021 - \$nil).

NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2023

6. RELATED PARTY TRANSACTIONS

During the year, the Association's rent of \$32,342 (2022 - \$31,112) was paid to A.L. Scott Financial Inc, of Value Property Group, a company for which one of the board members is a property manager.

The Association purchased printing services in the amount of \$1,513 (2022 - \$2,858) were purchased from the UPS Store which is controlled by a board member

These transactions occurred in the normal course of business and were measured at the exchange amounts.

7. DEFERRED REVENUE

Deferred revenue represents three months of the Grant received from the period April 1 to March 31. The funds are set aside from the grant received in the current year for use during the following year prior to receiving the next years grant.

	2023	2022
Deferred revenue, beginning of year	\$ 136,591	\$ 132,613
Plus: Amount received related to the subsequent year	4,098	3,978
Deferred revenue, end of year	<u>\$ 140,689</u>	<u>\$ 136,591</u>

8. CONTRACTUAL OBLIGATIONS

The Association has a long-term agreement for office space that has been extended to September 14, 2026 with a renewal option for a term of five years. Future minimum lease payments under this operating lease are as follows

Contractual obligation repayment schedule:

2024	\$ 32,700
2025	33,900
2026	<u>26,100</u>
	<u>\$ 92,700</u>

9. ECONOMIC DEPENDENCE

The Organization receives 97% (2022 - 99%) of its funding from the City of Surrey. Should the City not approve future funding or substantially change its dealings with the Organization, management is of the opinion that continued viable operations would be doubtful. At present, the City of Surrey is committed to funding the Association up to 2027.

10. COVID-19

In March 2020, the World Health Organization declared a global pandemic due to the novel coronavirus (COVID-19). The situation is constantly evolving, and the measures put in place are having multiple impacts on local, provincial, national and global economies.

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NEWTON BUSINESS IMPROVEMENT ASSOCIATION

Notes to Financial Statements

Year Ended December 31, 2023

10. COVID-19 *(continued)*

The overall effect of these events on the organization and its operations is too uncertain to be estimated at this time. The impacts will be accounted for when they are known and may be assessed.

ELECTION OF DIRECTORS (2024/25) THURSDAY, FEBRUARY 15, 2024

Report of the Nominating Committee and Election of Board of Directors

The Board of Directors for the Newton BIA can have up to 12 members to serve on the Board for a two-year term (February 2024-AGM 2026).

	Name	Company	Status
01	Linda McCabe	Value Industries	Mid-term
02	Jaspal Brar	Allied Insurance	Mid-term
03	Suman Basnyat	S Basnyat & Co. Inc.	Mid-term
04	Harry Lamba	The UPS Store	Mid-term
05	Kamil Lotfali	Newton Crossing	Mid-term
06	Jay Blaschuk	Sources BC	<i>Re-Election</i>
07	Jodi Leech	Studio 73	<i>Re-Election</i>
08	Chris Philipson	Chalo!FreshCo	<i>Election</i>
09	Rawad Najjar	Kings Cross	<i>Election</i>

Notes

10 Members is a quorum
5 Directors is minimum
2 year-term

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