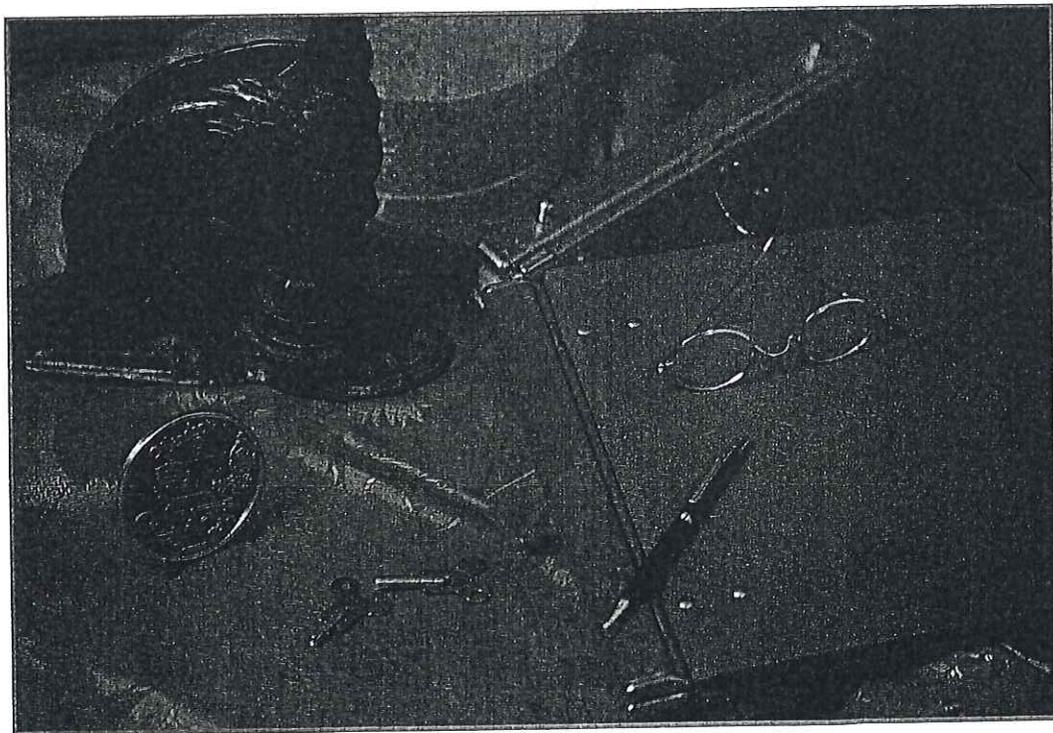


# The City of Windsor



## Annual Financial Report

For Year Ending December 31, 1994

Corporation of the City of Windsor, Ontario, Canada

**THE CORPORATION OF THE CITY OF WINDSOR**

**ANNUAL FINANCIAL REPORT**

**FOR THE YEAR ENDED DECEMBER 31, 1994**

*Windsor, Ontario Canada*

*Prepared by the Finance Department*



**Recycled Paper**

*The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for Financial Reporting to the Corporation of the City of Windsor for its annual financial report for the fiscal year ended December 31, 1993. This was the third year the City of Windsor participated in the program and was successful in obtaining the award. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.*

*In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficiently organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.*

*A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to the GFOA.*

# Canadian Award for Financial Reporting

Presented to

City of Windsor,  
Ontario

For its Annual  
Financial Report  
for the Year Ended  
December 31, 1993

A Canadian Award for Financial Reporting  
is presented by the Government Finance Officers  
Association of the United States and Canada  
to municipalities whose annual financial reports  
achieve the high program standards for Canadian  
Government accounting and financial reporting.



*Sam Krab*  
President

*Jeffrey L. Essler*  
Executive Director

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# THE CITY OF WINDSOR

*Annual Financial Report  
For The Fiscal Year Ended December 31, 1994*

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# THE CITY OF WINDSOR

*Annual Financial Report  
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# Introductory Section



Courtesy of Spike Bell



THE CORPORATION OF THE  
CITY OF WINDSOR



G.S. PINSONNEAULT, C.A.  
ACTING COMMISSIONER OF  
FINANCE

FINANCE DEPARTMENT

ROOM 100, CITY HALL  
P.O. BOX 1607  
WINDSOR, ONTARIO  
N9A 6S1  
FACSIMILE (519) 255-7310  
FOR ENQUIRIES CALL

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255-6234

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AREA CODE 519

June 8, 1995

*His Worship Mayor Michael Hurst  
and Members of Council of the  
City of Windsor*

*Your Worship and Members of Council:*

*It is my pleasure to submit the City of Windsor's 1994 Annual Financial Report, in accordance with the legislative authority in Sections 11 and 83 of the Municipal Act pertaining to incorporation and reporting requirements respectively, and to comment on the fiscal year, as well as to review the City's overall financial position.*

*The purpose of this report is to provide statistical, financial and other relevant information about the City of Windsor to enable readers to familiarize themselves with our City and the City's finances.*

*The enclosed financial information is presented on a consolidated basis. I draw your attention to Note 1 of the Notes to the Consolidated Financial Statements; this note, among other things, identifies the consolidated entities. In addition to the fourteen municipal departments, the Consolidated Financial Statements also reflect the finances of a number of other municipal entities. These include the operations of Transit Windsor, Roseland Golf and Curling Club, The Windsor Tunnel, The Windsor Public Library, and the Business Improvement Areas.*

*These municipal entities report directly to their respective boards which have City Council representation.*

*The preparation and presentation of the financial statements, statistics and other financial information contained in this annual report are the responsibility of the management of the City of Windsor. The City maintains a system of internal controls, including an internal audit function, designed to safeguard assets and ensure the timeliness, completeness and accuracy of the financial records. While all systems of internal control have inherent limitations, I believe that our system achieves the above noted goals efficiently and effectively.*

*City Council appointed the national accounting firm of Ernst & Young to perform an independent audit of the City's 1994 financial statements and a copy of their reports are included herein. Council has also appointed an audit committee. The main function of the audit committee is to review both the external and internal auditors' audit plans as well as to review the financial statements of the Corporation and to ensure that corrective action is taken for any control weaknesses identified by the auditors.*

*In 1994, the City of Windsor continued to face difficult fiscal challenges: the Provincially-imposed Social Contract and Expenditure Control Plan; continued reductions in Provincial unconditional grants; and City Council Policy requiring mill rate increases at 1% below the rate of inflation.*

*This was the financial environment which confronted us as the 1994 budget process began in the fall of 1993. This early consideration of the annual budget reduces the period in which departments are operating on the basis of the prior year's budget. This is extremely important during periods of restraint since it will allow any reductions in expenditures or additions in revenues to be spread over a greater period of time. In the fall of 1993, Administration through the City Administrator presented its recommended budget to City Council. After several weeks of deliberations, a final budget was approved. This budget struck a balance between the need to minimize the mill rate increase with the need to maintain service levels. In addition, City Council was able to proceed with a number of projects in the City's Long Range Capital Plan by taking full advantage of available subsidies from senior levels of government, thereby leveraging available City funds to the fullest extent. I believe that the City was able to successfully overcome the above noted challenges due in large part to the sound financial policies adopted by City Council in recent years.*

*The Debt Reduction policy, established by City Council in 1984, has significantly reduced our net outstanding long term debt from a high of \$106 million, in 1983, to \$46 million in 1994, with a projected debt for the year 2000 of \$26 million. Yet, the City has, during this same period successfully funded a substantial increase in the Capital Works Program including such major projects as the expansions of the Cleary International Centre, the Little River Pollution Control Plant, the International Connecting Links, the E. C. Row Expressway and the reconstruction of the*

*Tunnel Plaza. A substantial portion of the financing for these projects has been made available from savings in annual debt repayments. In 1994, the federal government announced the National Infrastructure Program. This program gives municipalities the opportunity to improve their capital infrastructure with costs being shared equally by all three levels of government. The City of Windsor will spend approximately \$36 million under this program with \$24 million in funding from the provincial and federal governments.*

*City Council's Fiscal Fitness policy, which was adopted in 1990, continued to prove challenging during the 1994 budget deliberations. A key provision of the policy is that the overall mill rate increase in 1991 and future years be kept to a minimum, but in any case not to exceed a rate of 1% below the rate of inflation of the prior year. The 1993 increase in the rate of inflation was 0%. City Council successfully met their self imposed mandate again in 1994, approving a 1994 budget requiring a mill rate decrease of 1.0%.*

*In 1994 City Council passed a by-law authorizing the implementation of a sanitary sewage service rate. Revenues which were previously collected as part of municipal taxes, and based on assessment, are now collected as a user fee added to the water portion of the Windsor Utilities Commission's invoice based on access to sanitary sewers.*

*Some of the financial highlights of the 1994 fiscal year were: a negligible consolidated operating deficit of \$76,000; a \$15,000 City of Windsor operating surplus; a reduction in taxes receivable from \$24.6 million to \$21.9 million; a decrease in net municipal operating fund revenues from \$315 million to \$310 million primarily related to a 12% decrease in General Welfare Assistance which was partially offset by an increase in total assessment of \$15.4 million; an increase in capital expenditures from \$66.5 million to \$109.6 million including land acquisitions for the permanent casino, an increase in reserves*

and reserve funds of \$17 million and the reconstruction of the Tunnel Plaza.

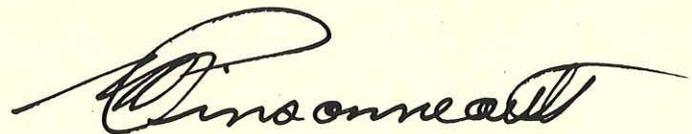
In 1994, the Canadian Bond Rating Service upgraded the credit rating for the City of Windsor's debentures to A+ from A- with a positive rating outlook. The Service, has in its municipal analysis, indicated that the City of Windsor "probably will continue to out-perform most major Canadian municipalities for at least the next two years." I also foresee a very optimistic future for the City with the continued improvement in the economy, significant capital investment in the automotive industry and the opening of the permanent casino.

The Windsor Casino, which was part of the City's economic diversification plan, is now the most profitable casino in the world, on a square footage basis. The casino, which is housed in a temporary facility, has drawn far more patrons than had been forecast. Presently, about 19,000 patrons visit the casino every day. The casino recorded \$100 million in profits in its first 10 weeks of operation. Approximately 2,200 jobs have been created at the casino. There has been greater policing in the city centre, due to the casino. In addition, the overall crime rate declined by 7% in 1994. In May, 1995 the City entered into an agreement with the Ontario Casino Corporation which will provide the City with \$55 million to fully fund the capital land acquisition costs related to the permanent casino site and the value of the surrounding City's streets and alleys. The City, on behalf of the Windsor Tunnel Commission, issued \$20 million in municipal debentures to fund the reconstruction of the

Tunnel Plaza. Wood Gundy, the City's fiscal agent has indicated that City Council's commitment to "fiscal fitness" and debt reduction is paying off in lower costs of funds. These debentures were issued at a rate of 8.974%, barely 20 basis points away from Province of Ontario new issue yield.

After a strong year in the industrial sector in 1993, the City experienced a shift towards residential construction from industrial construction. The value of residential construction rose to an all time record of \$87 million. The Building Department issued permits for the construction of 552 single unit dwellings, which was the highest number since 1978. The total construction value of \$207 million surpassed the \$200 million mark for the second consecutive year. There were twenty major projects in 1994 including expansion of facilities by Ford and Chrysler, the reconstructions of the Tunnel Plaza and King Edward elementary school, and the beginning of work on the foundation and basement of the Provincial Courthouse.

I look forward to 1995 being a year of continued increase in construction and development activity. Some of the activities expected to occur in 1995 include: ground breaking for the permanent casino, expansion to several automotive facilities, ongoing construction of the Provincial Courthouse, the Trans Alta co-generation plant, the West Windsor Powerplant, expansion of Devonshire Mall, renovations to the Capitol Theatre and the addition of a Riverboat Casino which will increase the gaming space of the Temporary Casino by 50%.



G. S. Pinsonneault, CA  
Acting Commissioner of Finance

# *The City of Windsor*

*Members of Council  
1995 - 1997*

## *MAYOR*

*MICHAEL HURST*

## *COUNCILLORS*

*Dan Allen  
Peter Carlesimo  
David Cassivi  
Donna Gamble  
Rick Limoges*

*Bill Marra  
Fulvio Valentinis  
Margaret Williams  
Tom Wilson  
Sheila Wisdom*

*The Mayor and members of Council are charged with the general stewardship of the Corporation of the City of Windsor.*

*In our system of local government, the Mayor and ten Councillors provide the legislative and policy setting functions. Elections take place every three years with the new Mayor and Council taking office as of December first. The Mayor is elected based on a majority vote city wide; two Councillors are elected to represent each of the five City wards.*

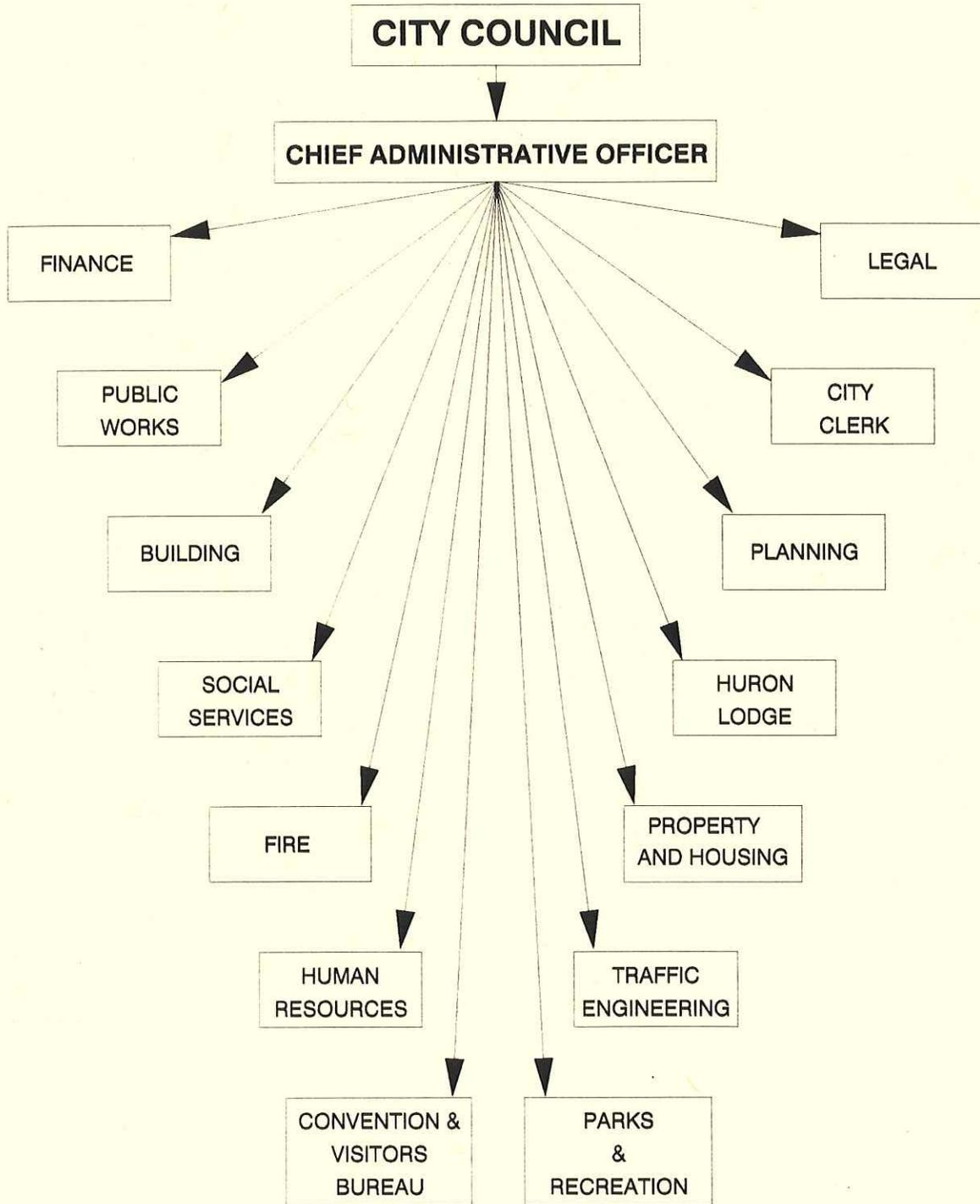
## *CHIEF ADMINISTRATIVE OFFICER*

*C. W. WILLS*

*The Chief Administrative Officer of the Corporation is responsible to Council for managing the City's affairs.*

# CITY OF WINDSOR

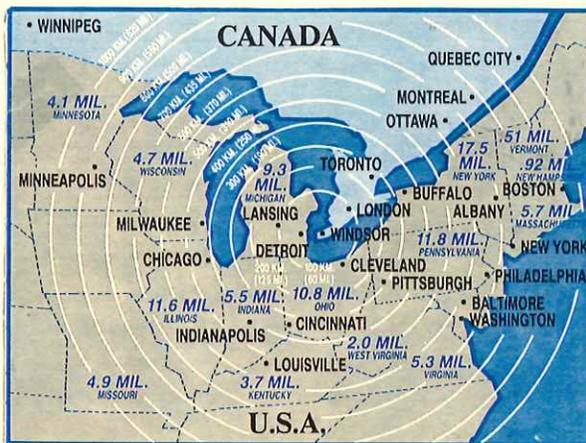
## ORGANIZATIONAL STRUCTURE



## CITY OF WINDSOR, AT A GLANCE

### Location

Windsor is strategically located at the crossroads of two nations, across the river from Detroit, and is one of the busiest and most important Canada-United States gateways. Indeed, one-third of all Canada-U.S. trade moves through the Windsor-Detroit gateway. More specifically, Windsor is in southwestern Ontario at the tip of the peninsula formed by Lake St. Clair, the Detroit River and Lake Erie.



Windsor is Canada's southernmost city and enjoys a mild climate with only minimal snowfalls. The surrounding Essex County area is one of the country's richest and most diversified agricultural districts. Farm output in Essex County exceeds that of any of the four Atlantic provinces. Major crops include corn, soybeans, wheat and a variety of fruits and vegetables. The area also supports the largest concentration of greenhouse products, outside of California.

The City is easy to reach thanks to Windsor's excellent transportation connections. Windsor

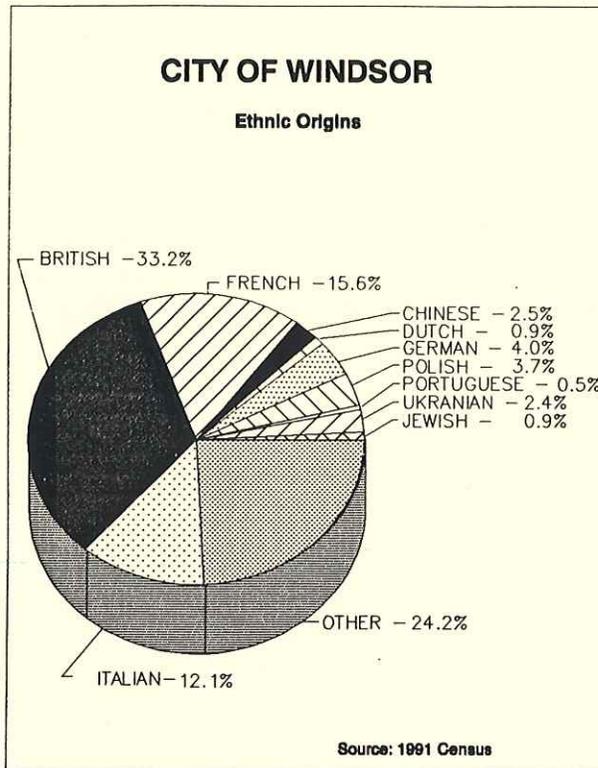
is well served by road, rail, air and water. It is the western terminus of the MacDonald Cartier Freeway (Highway 401) and three other provincial highways. With motor vehicle bridge and tunnel access to Detroit, Windsor is also plugged into the U.S. interstate highway system. Windsor is served by five major railways: Canadian National, Canadian Pacific, Norfolk and Western, CSX and Essex Terminal. Windsor airport, with an 8,000 foot main runway is served by Canadian Partner and Air Ontario with scheduled flights and several additional airlines on a chartered basis. The Port of Windsor is on the Great Lakes/St. Lawrence Seaway System and has deepwater wharfage, bulk cargo and container handling facilities.

### Description

Statistically, Windsor is a city of approximately 200,000 people. It has a land area of 31,584 acres of which one-third is available for future urban development. Windsor is Canada's fifth largest industrial city with manufacturing output exceeding cities such as Calgary, Ottawa and London. The City is also an important metropolitan centre with excellent retail and financial outlets, numerous health care and recreational facilities and post secondary educational institutions including a university and a community college.

### Lifestyles

The Windsor area has become a cultural mosaic with some 93 ethnic groups carrying on the tradition of their native lands. The Carrousel of Nations features a 10-day Multi-Cultural festival which is a celebration of foreign nations. The ever popular Caribefest, Grapefest and Oktoberfest, all have become symbols of our community's diverse cultural background as well as major tourist attractions.



Windsor and surrounding Essex County are bustling with county fairs and festivals, botanical gardens and bird sanctuaries. The area has internationally famous wineries, a comprehensive selection of ethnic and Canadian restaurants and impressive collections and exhibits at the Art Gallery of Windsor, Windsor is home to the Windsor Symphony, Windsor Light Opera and world class performances at the Cleary International Centre. For added excitement there's harness racing at Windsor Raceway, one of North America's premiere tracks, as well as major professional sports and cultural facilities within close proximity.

### **Economic History**

Windsor has been a manufacturing centre for more than a century. The early industries - distilling, sugar refining and tobacco processing were based on local farm products. The economy began to diversify with the coming of the railway in the mid-1800's and the first foundry and varnish manufacturers

were both in operation before 1880. Salt mining began in 1893 and motor vehicles were first manufactured here in 1904.

The next twenty-five years was a time of rapid industrial expansion in Windsor. The fledgling automotive industry grew quickly and many other U.S. industrial companies selected the Border Cities as their first foreign plant location. Windsor became a pharmaceutical production centre and, with the advent of Prohibition in the United States, alcoholic beverage production expanded substantially.

Windsor experienced the difficulties of the 1930's along with most of the rest of the world. But with the outbreak of World War II, the City's automotive and metal working industry mobilized quickly as a major producer of war materials for the Allies. After the war, Windsor's plants reverted to peacetime production at record levels. The rapid industrialization of the Toronto-Montreal corridor in the 1950's was somewhat at Windsor's expense as older, depreciated plants were abandoned for new locations close to or between Canada's two major market centres. This period was more than offset by the substantial growth that took place in Windsor in the 1960's partly as a result of the Canada-United States Automotive Products Agreement. The Auto Pact, as it is known, provides for limited free trade in new motor vehicles and parts and enables companies to rationalize their production on a continent-wide basis. In January of 1994 the North American Free Trade Agreement was established to extend trade relations between Canada, the United States and Mexico.

Windsor entered the 1970's with its reputation established as the Automotive Capital of Canada. Ford, Chrysler and General Motors are all represented with plants in the City and contribute substantially to the City's tax base and employment. Many of the plants established during the past two decades have been a direct result of the need to supply the automotive industry in Canada and the United States with parts, tools and other related products and services.

**CITY OF WINDSOR**  
**MAJOR EMPLOYERS APPROX. # OF WORKERS**

1. CHRYSLER CANADA	8,131
2. FORD MOTOR COMPANY	4,379
3. GENERAL MOTORS OF CANADA	4,031
4. CITY OF WINDSOR	2,342
5. WINDSOR REGIONAL HOSPITAL	2,300
6. WINDSOR BOARD OF EDUCATION	2,239
7. WINDSOR CASINO LIMITED	2,200
8. HOTEL DIEU-GRACE HOSPITAL	2,000
9. UNIVERSITY OF WINDSOR	1,891
10. WINDSOR SEPARATE SCHOOL BOARD	1,500

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Windsor carried its reputation as the automotive capital of Canada into the 1990's and continued to enhance its position early in the decade by attracting a significant number of advanced technology companies both in the metal working and plastics sectors. Metallic core technology, compression and blowmolding plants are among the most recent innovations in plastics to complement Ford's "Unique in the World" casting techniques. In all, Chrysler, Ford and General Motors operate 11 major plants in Windsor.

As the importance of Windsor's location and market access has become more apparent, direct and foreign investment has diversified the local industrial base. Windsor is fast becoming an important centre for plastics, robotics and design engineering in addition to its reputation for world class mini-vans and state-of-the-art power trains.

Windsor's economic diversification has been marked in the 1990's with D.N.N.'s construction of a \$240 million high-tech processing plant, a joint venture between Dofasco Canada, NKK Japan and National Steel of Pittsburg. Ford's new \$200 million Aluminum Plant in Windsor's west end is a state-of-the-art facility to produce cast aluminum engine blocks using a new process researched and developed in Windsor. As well, a \$1 billion expansion by Ford will begin producing a series of all-new engines beginning early in 1995. Windsor will also be

the home of the all-new third generation of Chrysler minivan carrying on its 10 years as the leader in minivan technology. This represents a \$600 million investment in Windsor. General Motors' all-new four-speed electronic transmission represents a further investment in Windsor of \$600 million. Windsor will soon boast two multi-million-dollar privately-owned power plants. The plants represent a first in the Province of Ontario. Construction is now nearing completion on the \$170 million West Windsor Power plant owned equally by affiliates of Power Link Corporation of Portland and American Tractabel Corporation. In addition, Transalta Energy Corporation of Calgary plans to build a \$60 million gas-fired generating station in Windsor's east end. The City of Windsor is also on the leading edge of hospital and health-care review. There is now a totally new health-care configuration in the City. In the health-care sector, the Malden Park Long-Term Health Care Centre, a 225-bed facility will provide rehabilitation, evaluation and supportive care to residents. The \$40 million facility nearing completion in the City's west end will provide specialized care for young adults and for those suffering from Alzheimer's Disease. Windsor's Cleary International Centre has been described as a world-class meeting facility. The Cleary offers meeting space for up to 4,000 delegates and a 69-seat executive conference theatre. There is a 1,200 seat performing arts theatre and indoor access to two major hotels.

### **The Industries**

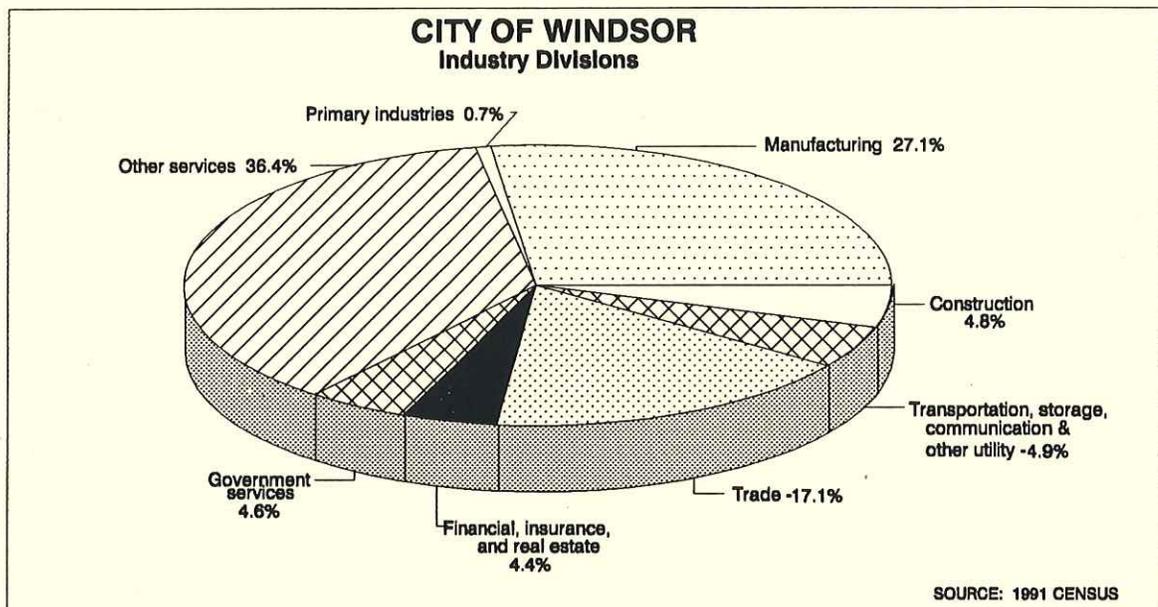
Two significant characteristics of Windsor's industry throughout its history have been the high degree of utilization of skilled workers and technological innovation. As a result, Windsor is, and has been for many years, the most productive of Canada's top twelve manufacturing centres in terms of net output per worker. The future prospects are for sustained and substantial growth as Windsor continues to build on this technological and production base.

Driven to diversity since the mid 1970's, Windsor has led all of Canada into the plastics age. Today over 80 different plastic molding companies produce everything from blow-molded automobile gas tanks to consumer durables. Other key manufacturing in the City include aerospace and aircraft gears, micro processor-controlled cutting machines, electro optical laser measuring equipment, robotic guidance and vision systems, computer automated capsule manufacturing machines,

pharmaceuticals and chemicals.

### Twin Cities

Over the years, the following cities have been twinned with Windsor in order to promote social, cultural and economic ties: Coventry, England; Fujisawa, Japan; Granby, Quebec; Las Vuelas, El Salvador; Mannheim, Germany; Ohrid, Macedonia; St. Etienne, France; and Udine, Italy.



## **CITY OF WINDSOR, ECONOMIC OUTLOOK**

### **ROUNDING OUT A WINNING BALANCE**

".....one of the best performing Canadian municipalities in 1994" according to the Canadian Bond Rating Service. This is the optimistic outlook facing Windsor as we move into 1995.

Billions of dollars are pouring into the Windsor-Essex economy for major investments by Chrysler, Ford, GM, commercial and government projects and Canada's premiere Las Vegas style casino and hotel complex.

Some of the anticipated highlights include:

**8,000 new jobs, one of Canada's lowest Unemployment Rates**

- manufacturing: 1,575 jobs
- permanent casino: 2,500 jobs
- spinoffs: 4,000 jobs
- unemployment is projected to be 8% in 1995

**8 Million Visitors Annually**

- 1995/96 projected casino visitors: 5 million

**\$6 Billion in Manufacturing, Industrial and Commercial Investments**

- Automotive re-tooling and new plant construction by Chrysler, Ford and GM: \$4 billion
- Industrial plants: \$550 million
- Commercial developments: \$465 million
- Government projects: \$150 million

**City Centre Revitalization**

- \$375 million waterfront casino and hotel

- \$54 million Provincial Courthouse
- \$40 million multi-use facility
- \$15 million 450-berth municipal riverfront transient marina
- \$6 million Capitol Theatre and Arts Centre revitalization
- \$2 million City Market revitalization
- New multi-million dollar Police Headquarters

**\$280 Million Casino Spinoffs**

- for every dollar spent by tourists in the Casino, the Casino and its employees spend 60¢ locally

**Other Ongoing/Upcoming Projects:**

- \$240 million electrical co-generating plants
- \$66 million expansion to Hotel Dieu-Grace Hospital
- \$40 million long-term care facility at Windsor Regional Hospital - Western Campus
- \$40 million Ambassador Bridge Plaza upgrade
- \$36 million Canada/Ontario Capital Infrastructure Program to improve roads, sewers, twinning of South Windsor Arena.
- \$20 million Royal Bank Plaza
- Multi-million dollar joint automotive research and development centre between the University of Windsor and Chrysler Canada Ltd.
- Residential developments currently under construction (or in the final planning stages) amounting to approximately 3,000 new dwelling units

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS**

**MAYOR'S OFFICE**

**Mayor - Michael Hurst**

*The Mayor is the Head of Council and the Chief Executive Officer (CEO) of the Corporation of the City of Windsor.*

*As Head of Council he presides over all meetings of Council. The Mayor ensures that the laws governing the Municipality are properly executed and obeyed.*

*The Mayor has primary responsibility for seeing that the policies of the Municipality are implemented and works closely with Council to ensure that this occurs.*

*As CEO, the Mayor has responsibility for all actions taken on behalf of the municipal corporation. The Mayor has ultimate authority for directing municipal spending priorities in accordance with local needs and preferences, and oversees the Municipality's administration to ensure that all actions taken by administration are consistent with Council policies. From time to time the Mayor must communicate to Council recommendations which tend to the improvement of the finances, health, security, cleanliness, and comfort of the Municipality.*

**OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER**

**Chief Administrative Officer - C. W. Wills**

*The Chief Administrative Officer (CAO) serves at the behest of the Mayor and members of City Council and has full responsibility for the implementation of Council approved policies, directing the preparation of the executive budget and exercising general financial control over all City departments in terms of approved appropriations.*

*The CAO oversees the day-to-day operations of the City through 14 separate Department Heads, and co-ordinates the administrative interaction with various operating agencies such as the Police Service, the Windsor Public Library, Transit Windsor and the Children's Aid Societies.*

*Without limiting the foregoing, the CAO's Office with a staff of 2 assistants and 3 secretaries, fulfils the administrative direction of such undertakings as Waste Management, the Casino Project, the Windsor Detroit Tunnel, the Riverfront Master Plan, the Cleary International Centre for Trade, Culture and the Performing Arts, and such other duties and functions as Council may vest in the CAO.*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS (continued)**

**FINANCE DEPARTMENT**

*Acting Department Head - Gerard Pinsonneault*

*The Finance Department is responsible for the overall financial management and stability of the City. More specifically, the financial planning and budgeting services for a \$300 million plus operating budget and a \$50 million plus capital budget, including the development of financial policies and procedures.*

*The Department is also responsible for: the levying and collecting of municipal and school taxes; the collection of grants and other revenues; financial reporting and analysis; payroll and accounts payable; and treasury and debt management. In addition, the department provides centralized information and computing services, purchasing services, internal audit and consulting services, and risk management services.*

*In addition to the above, the Department provides reporting systems and financial advice to the City of Windsor Housing Company Limited, the Windsor Non-Profit Housing Corporation, the Cleary International Centre, Roseland Golf and Curling Club Limited, Transit Windsor and the Windsor Tunnel Commission. The Acting Commissioner of Finance is the Treasurer of these five entities.*

**CITY CLERK'S DEPARTMENT**

*Department Head - Thomas Lynd*

*The City Clerk's primary duty is to function as corporate secretary to City Council, which involves recording all resolutions, decisions and other proceedings of Council and maintenance of the official records.*

*In addition, the City Clerk's Office provides secretarial services to over 40 committees,*

*boards, commissions, and the Court of Revision. Related duties include duplication and distribution of Council and Committee agendas and minutes including notification to interested parties.*

*The Clerk's Office conducts municipal elections every three years pursuant to the Municipal Elections Act and undertakes required procedures under the vital Statistics Act, the Marriage Act, the Change of Name Act and the Freedom of Information and Protection of Individual Privacy Act.*

*The Office of the City Clerk issues trade, business and occupation licences pursuant to Council by-laws, bingo and lottery licences pursuant to Provincial regulations, and dog licences under a Council by-law.*

*The Office executes all legal documents and certifies where required the accuracy of all municipal records.*

**LEGAL DEPARTMENT**

*Department Head - Al Kellerman*

*The Legal Department performs a wide variety of legal services on behalf of Council, Local Boards and Civic Administration.*

*The Office of the City Solicitor is primarily responsible for the preparation of legal opinions for the guidance of Council and the Administration.*

*This Office also represents the Corporation before the Courts and administrative tribunals such as the Ontario Municipal Board. Some of the additional services performed are the preparation of by-laws, contracts, the conduct of real estate transactions, and the prosecution of contraventions of municipal by-laws.*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS (continued)**

**HUMAN RESOURCES DEPARTMENT**

**Department Head - Archie Glajch**

*The Human Resources Department provides centralized personnel services to all departments under the Authority of the CAO in the following areas: recruitment, employment equity, wage and salary administration; organizational analysis; official employment records; fringe benefit administration (including pensions, group life, long term disability insurance, health, dental and vision plans); staff training and development; labour relations; workers' compensation; occupational health and safety; job evaluation and other general administrative programs as may pertain to the Human Resources management function.*

**THE CONVENTION & VISITORS  
BUREAU OF WINDSOR, ESSEX  
COUNTY AND PEELEE ISLAND**

**Department Head - Jonathon Deneau**

*The mandate of the Convention & Visitors Bureau is to promote Windsor, Essex County and Pelee Island as a viable leisure, group tour and convention destination.*

*The Bureau proactively solicits conventions and organized group tour business for the region on an ongoing basis. As well, it has the additional responsibility to directly place long-term convention business into the Cleary International Centre.*

*The Bureau provides and manages a large scale co-operative marketing effort with the tourism industry to attract leisure travel.*

*This Department also provides a series of vital services including group tour and convention servicing and the provision of information to inquiring visitors/tourists. The Bureau also*

*produces a series of guides and brochures as collateral and support materials in each market segment.*

**PLANNING DEPARTMENT**

**Department Head - Jon Atkins**

*It is the Planning Department's general mandate to advise City Council on all matters pertaining to municipal planning as set out in the Planning Act of Ontario.*

*The City's Official Plan provides a policy framework related to the orderly physical development of the Municipality. The City's Zoning by-laws, Sign by-law, Property Standards and Maintenance by-law, secondary plans, subdivision review and site plan review policies reflect and conform to the Official Plan.*

*The Planning Department consists of planning operations and administrative support. Planning operations include staff devoted to current development, long range planning and special projects. These special projects report on a variety of development applications, policy issues and provide advice to Council, the Planning Advisory Committee, other civic departments and the general public. Administrative support consists of clerical and drafting services.*

**BUILDING DEPARTMENT**

**Department Head - Ed Link**

*The Building Department is responsible for the enforcement of the Building Code and regulatory by-laws governing building, heating, plumbing, signs and zoning. In fulfilling their responsibilities, the department must scrutinize buildings and structural drawings for structural and fire safety and ensure that heating, plumbing and drainage*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS (continued)**

*for them are in compliance with related by-laws.*

*The Building Department's mandate is to ensure that all construction complies with legislated standards; ensure orderly development and protect the rights of property owners by enforcing the regulations respecting land use and development; enforce legislation regarding the maintenance of property; assist the public in the comprehension of legislation which governs land use, property maintenance and construction.*

**PROPERTY AND HOUSING DEPARTMENT**  
**Acting Department Head - Bill Salzer**

*The Property Department is responsible for a number of duties, including: the purchase of all lands required by the Municipality; the sale of surplus city owned lands; management of city owned rental properties, managing, on behalf of the City of Windsor Housing Company Limited, 597 units of senior citizens housing and, on behalf of the City of Windsor Non Profit Housing Corporation, 573 family housing units; and maintaining city owned buildings. Additionally, the Department liaises with various City Departments and citizen and business organizations in respect to various programs: Renewal Improvement Development and Economic Revitalization (PRIDE); and the Ontario Neighbourhood Improvement Program (ONIP).*

**TRAFFIC ENGINEERING**  
**Department Head - John Tofflemire**

*The goal of the Traffic Engineering Department is to provide for the safe and efficient movement of people and goods on the public roadway system in Windsor in a manner which is complementary to existing and planned land development. The Department is organized into two divisions: the Traffic Operations Division is responsible for traffic*

*signal operations, traffic signs, pavement markings, and transportation planning; the Parking Operations Division is responsible for municipal, on and off street parking and city wide parking enforcement.*

*In 1994 the Province finalized implementation of the Provincial Offences Act (Bill 25) which transferred the responsibility for collection of parking fines to the City. This has resulted in improved service to the public and the number of violations proceeding to court decreased by 95%.*

**PUBLIC WORKS DEPARTMENT**  
**Department Head - Gord Harding**

*The Public Works Department is responsible for all work done on the right-of-way such as maintenance and new construction of roads, sewers and sidewalks.*

*All recycling and refuse collection is handled from a central location where the refuse is compacted and transported to the County Landfill #3.*

*The Department runs two major Sewage Treatment Plants (the West Windsor Pollution Control Plant and the Little River Pollution Control Plant) served by twenty-six pumping stations throughout the City.*

*Additionally, the department maintains all City vehicles and equipment including the police fleet. All new development in the City and servicing of private lands, rezoning and site plan control applications are co-ordinated through the Development Division.*

*The Engineering Branch provides engineering services, particularly for new capital projects. This branch provides complete in-house design and drafting services and oversees the work of consulting engineers. In addition, the Branch administers by-laws and policies for work by private citizens on the public right-of way.*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS (continued)**

**DEPARTMENT OF PARKS AND RECREATION**

**Department Head - Lloyd Burrige**

*The prime function of the Department of Parks and Recreation is to provide an optimum number and variety of leisure opportunities for all age groups within the City of Windsor and to ensure that the environment is protected, preserved and enhanced for the enjoyment of this and future generations.*

*The Department is comprised of four divisions. The Administration Division is responsible for the overall planning, direction and record maintenance of the Department. The Recreation Division is responsible for the numerous innovative programs that are unique to the recreation movement and which are available to the public. The Commercial Services Division is responsible for the programming and operation of: arenas, concessions, a Public Marina and Willistead Manor and Coach House. The Parks Division is responsible for a variety of functions, including: maintaining the municipal parks system, forestry operations, and maintenance of recreation facilities. Additionally, the Design and Development Section of the Parks Division is responsible for the formulation of policies with regard to long range park planning, parkland acquisitions, and the design and development of active and passive parks and recreation facilities.*

**WINDSOR FIRE DEPARTMENT**

**Fire Chief - David Fields**

*The primary goals of the Fire Department are to respond to emergencies, to save lives and protect property.*

*The Risk Management Section enforces various*

*codes, performs safety inspections, reviews and approves construction plans. In addition, the Division presents several safety programs and also investigates fires.*

*The Emergency Communications Division provides dispatching services to the City and nine surrounding municipalities. They are also responsible for design, installation and servicing all electronic equipment in stations and fire apparatus.*

*Apparatus Division tests, repairs and maintains all vehicles, tools and equipment.*

*Training Division schedules and provides instruction and training on apparatus, equipment, extinguishment and operational procedures.*

*The Planning and Support Section performs all administrative duties including maintaining records and accounts, prepares and monitors the departmental budget and controls the General Stores.*

**SOCIAL SERVICES**

**Department Head - Dana Howe**

*The Social Services Department is mandated via Council policy and Provincial legislation to provide necessary social programs and services to Windsor residents. Such programs and services are intended to enhance the quality of life in our community by lessening the burden of poverty, while at the same time, providing services which can facilitate departure from the Social Services system.*

*The Social Services Department administers a variety of financial assistance and other human services to persons in need. Eligibility for these services is contained in City Council*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY CITY DEPARTMENTS (continued)**

*Resolutions, the General Welfare Act and Regulations, the Family Benefits Act and Regulations, the Day Nurseries Act, the Homemakers and Nurses' Act, the Canada Assistance Plan, and other relevant legislation.*

*The expenditures of the Department are subsidized by the Federal, Provincial and Municipal governments in varying proportions.*

*The Department administers its social services mandate through three Program Branches, namely: Income Maintenance, Children's Services and Special Services.*

*The major focus of the Special Services Branch in 1994 was in the development of our 'Back to Work' Employment Strategy for social assistance clients and increased eligibility review investigation.*

*Proposals to the Federal and Provincial Governments for 100% funding resulted in 1994 grant approvals of \$517,000, with an additional \$850,000 effective in 1995. A fourth branch, the Finance and Administration Branch provides support services to the Office of the Commissioner and the program branches.*

**HURON LODGE HOME FOR THE AGED**  
**Administrator - Lucie Marcus**

*Huron Lodge, which was established in 1961, currently has a capacity of 256 beds. In addition to the facility based care, the Lodge provides services to seniors in two apartment complexes operated by the Windsor Housing Company. The "Keeping in Touch" (KIT) program is designed to assist seniors to remain in their current environment in order to prolong or eliminate the need for care in an institutional setting. The Lodge also operates two Satellite Homes adjacent to the main facility which house up to five senior citizens.*

*Huron Lodge faces many challenges at present. The Provincial government recently passed legislation that will dramatically change the role that the Home for the Aged is expected to fill in a revitalized long term care system. Community services are expected to be available to seniors and other disabled individuals that will enable them to stay at home longer. This will require facilities such as Huron Lodge to provide care to individuals with much more complex needs than in the past. This trend has been acknowledged for many years.*

**CITY OF WINDSOR**  
**SERVICES PROVIDED BY OTHER CONSOLIDATED BOARDS**

**CLEARY INTERNATIONAL CENTRE**

**General Manager - Sergio Grando**

*The Cleary International Centre is a new state of the art Convention and Cultural facility rooted in the City of Windsor and looking across the world's busiest international waterway to Detroit.*

*The Cleary International Centre enables Windsor to capitalize on its historically strategic location, adjacent to almost six million people in the metropolitan Detroit area. It offers a meeting place for cultural and business interests from cities within a wide radius.*

**ROSELAND GOLF AND CURLING CLUB**

**General Manager - Paul Meloche**

*The Roseland Golf and Curling Club is a prestigious 18-hole public golf course designed by Donald Ross. Over 60,000 people golf at Roseland annually. Roseland also has a curling rink which services 750 members annually.*

*The clubhouse at Roseland is known for its Sunday Buffet and in 1993 the clubhouse served over 100,000 people. Roseland was purchased by the City of Windsor in 1972 and since that time has been operating as a municipally owned facility.*

**TRANSIT WINDSOR**

**General Manager - Anthony Haddad**

*Transit Windsor provides public transportation for the City of Windsor and adjacent areas. Transit Windsor is funded by revenue generated by the users of the system and through a partnership between the municipality and the Province of Ontario's Ministry of Transportation.*

**WINDSOR POLICE SERVICES**

**Chief of Police - James Adkin**

*The goal of the Windsor Police Service is to preserve the peace, prevent and investigate crimes, and without prejudice enforce the law; to provide a respected professional police service; to work closely and in*

*harmony with the citizens of Windsor using creative, progressive, participatory programs with strength and compassion. In January 1995 John Kousik was hired as the new Police Chief replacing the retiring James Adkin.*

**WINDSOR PUBLIC LIBRARY**

**Director - Jean Dirksen-Morrison**

*The Windsor Public Library's purpose is to provide a comprehensive and efficient public library service that reflects the community's unique needs. To help fulfil this purpose, the Library consists of a Main Library and seven branch libraries located throughout the City.*

*Over 57% of all Windsorites are registered library users. In 1994, over 1.3 million items were borrowed for home use while approximately 1.0 million items were used within the libraries. The Windsor Public Library also provides dial-in public access to the library's computer catalogue system.*

**WINDSOR TUNNEL**

**Treasurer - Gerard Pinsonneault**

*The Windsor-Detroit Tunnel opened to cross-border vehicular traffic in November, 1930. In November, 1990 the City of Windsor exercised its option and acquired ownership of the Canadian portion of the Tunnel. The City also adopted a By-law creating the Windsor Tunnel Commission, entrusting the Commission with the maintenance, operation and management of the Windsor Tunnel.*

*The grand opening of the newly reconstructed \$20-million Windsor Plaza will take place early in 1995.*

**BUSINESS IMPROVEMENT AREAS (B.I.A.)**

*The City also has a series of local Business Improvement Areas, designed to maintain, beautify and promote local business. Included are: the Downtown B.I.A., Drouillard Road B.I.A., Erie Street East B.I.A., Ottawa Street B.I.A., Riverside B.I.A., Wyandotte Street East B.I.A., Old Midtown B.I.A., Sandwich Community B.I.A., Pillette Village B.I.A., and the Walker Road B.I.A.*

**CITY OF WINDSOR**  
**COMMITTEES OF COUNCIL AND ENTITIES WITH COUNCIL REPRESENTATION**

- Arena Board*
- Art Gallery of Windsor*
- Audit Committee*
- Bingo Advisory Committee*
- Budget Steering Committee*
- Capital Works Committee*
- Carrousel of Nations Committee*
- Children's Aid Society of the County of Essex*
- Roman Catholic Children's Aid Society*
- Child Welfare Needs - Mayor's Committee*
- City and School Boards Liaison Committee*
- City Centre Revitalization Task Force*
- Cleary Auditorium Committee of Trustees*
- Committee of Adjustment*
- Committee of the Whole re bills*
- Community Centres Board of Management*
- Convention & Visitors Bureau Board of Management*
- Council Attendance at Municipal Conventions*
- County Landfill No. 3 Advisory Committee*
- Court of Revision (Local Improvement & Drainage)*
- Downriver Air Pollution Control Project Committee*
- Downtown Business Association Board of Management*
- Drouillard Road Business Improvement Area*  
*Board of Management*
- Erie Street Business Improvement Area*  
*Board of Management*
- Essex County District Health Council*
- Essex Region Conservation Authority*
- Essex Windsor Waste Management Committee*  
*- Public Advisory Committee*
- Finance Committee*
- Freedom Festival Committee*
- Friends of the Court*
- Growth Committee*
- Handi-Transit Board of Management*
- Heating By-law Board of Examiners*
- Windsor Housing Company*
- Windsor Non Profit Housing Corporation*
- Housing Mayor's Committee*
- Huron Lodge Committee of Management*
- International Relations Committee*
- Licensing Commission*
- Master Electricians Board of Examiners*
- Michigan - Ontario Advisory Board on*  
*Transboundary Air Pollution Control*
- Museum Development Committee*
- Old Midtown Business Improvement Area*  
*Board of Management*
- Old Riverside Business Improvement Area*  
*Board of Management*
- Ottawa Street Business Improvement Area*  
*Board of Management*
- Pillette Village Business Improvement Area*  
*Board of Management*
- Planning Advisory Committee*
- Plumbers Examining Board*
- Property Standards Committee*
- Race & Ethnocultural Relations Committee*
- Recreation Committee*
- Riverfront Lands Advisory Task Force*
- Roseland Golf Club Board of Directors*
- Sandwich Business Improvement Area*  
*Board of Management*
- Transit Windsor Board of Directors*
- University of Windsor Human Kinetics Building*  
*Community Use Advisory Board*
- Walker Road Business Improvement Area*  
*Board of Management*
- Walkerville Business Association Board of Management*
- Willistead Manor Inc., Board of Directors*
- Windsor Advisory Committee on Disability Issues*
- Windsor Architectural Conservation Advisory Committee*
- Windsor Bicycling Committee*
- Windsor Citizens Crime Prevention Committee*
- Windsor-Essex County Development Commission*
- Windsor-Essex County Health Unit*
- Windsor- Environmental Advisory Committee*
- Windsor Harbour Commission*
- Windsor Housing Authority*
- Windsor Police Services Board*
- Windsor Public Library Board*
- Windsor Public Library - Long Range Planning Sub-Committee*
- Windsor Suburban Roads Commission*
- Windsor Symphony Board of Directors*
- Windsor Symphony Orchestra Financial Management Committee*
- Windsor Tunnel Commission*

# Financial Section





## AUDITORS' REPORT

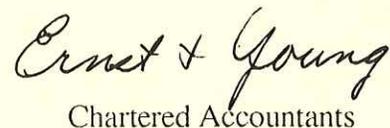
To the Members of Council, Inhabitants and Ratepayers  
of the Corporation of the City of Windsor

We have audited the consolidated balance sheet of **The Corporation of the City of Windsor** as at December 31, 1994 and the consolidated statement of operations for the year then ended. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, these financial statements present fairly, in all material respects, the financial position of the City as at December 31, 1994 and the results of its operations for the year then ended in accordance with the accounting principles disclosed in note 1 to the consolidated financial statements.

Windsor, Ontario  
April 18, 1995.



Chartered Accountants

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# THE CORPORATION OF THE CITY OF WINDSOR

## Consolidated Balance Sheet

**December 31, 1994**  
**with comparative figure for 1993**  
**(stated in thousands of dollars)**

<u>Assets</u>	1994	1993
Unrestricted:	\$	\$
Taxes receivable	21,892	24,620
Accounts receivable	33,349	24,602
Other current assets	3,971	3,337
Deferred expenditures (note 5)	4,348	1,796
Mortgage receivable (note 6)	4,983	4,660
	<u>68,543</u>	<u>59,015</u>
Restricted:		
Investments (note 7)	38	53
Investment in own debentures (note 7)	1,138	1,443
Accounts receivable	470	395
Due from own funds	33,937	22,235
Long term receivables	-	217
	<u>35,583</u>	<u>24,343</u>
Capital outlay financed by long term liabilities and to be recovered in future years [note 1(b)]	43,243	48,805
Add foreign exchange translation adjustment	2,750	2,869
	<u>45,993</u>	<u>51,674</u>
<b>Total assets</b>	<u>150,119</u>	<u>135,032</u>
 <b><u>Liabilities and Fund Balances</u></b>		
Liabilities:		
Temporary loans (note 21)	78,639	27,310
Accounts payable and accrued liabilities	30,097	24,444
Due to own funds	33,937	22,235
Net long term liabilities (note 10)	45,993	51,674
<b>Total liabilities</b>	<u>188,666</u>	<u>125,663</u>
Fund balances at the end of year (notes 12, 13 and 20)		
To be recovered from taxation or user charges	(76)	(208)
Capital operations not yet permanently financed:		
General municipal purposes	(21,969)	(13,606)
Permanent casino land acquisitions	(44,673)	(4,477)
Tunnel plaza reconstruction	(16,615)	-
Reserves	9,722	3,803
Reserve funds	35,064	23,857
<b>Total fund balances</b>	<u>(38,547)</u>	<u>9,369</u>
<b>Total liabilities and fund balances</b>	<u>150,119</u>	<u>135,032</u>

The accompanying notes are an integral part of this consolidated financial statement.

# THE CORPORATION OF THE CITY OF WINDSOR

## Consolidated Statement of Operations

Year ended December 31, 1994  
with comparative figures for 1993  
(stated in thousands of dollars)

	1994	1993
	<u>\$</u>	<u>\$</u>
<b>SOURCES OF FINANCING:</b>		
Taxation and user charges (note 22):		
Residential and farm taxation	141,708	147,655
Commercial, industrial and business taxation	108,519	112,484
Taxation from other governments	7,787	7,801
User charges	79,525	57,731
Grants:		
Government of Canada	2,478	568
Province of Ontario	93,113	107,086
Other:		
Contributions from developers	3,372	2,806
Investment income	6,794	5,760
Sale of land	2,328	2,004
Penalties and interest on taxes	3,981	4,290
Fines	1,707	1,560
Other	2,347	1,242
Deduct: Amounts received or receivable for school boards (note 2)	(124,808)	(126,985)
Proceeds from the issue of long term liabilities	7,000	20,000
Net appropriations from reserves and reserve funds	-	3,934
Municipal fund balances at the beginning of the year (note 12):		
To be recovered from taxation or user charges	(208)	(305)
Capital operations not yet permanently financed	(18,083)	(17,280)
<b>Total financing available during the year</b>	<u>317,560</u>	<u>330,351</u>

The accompanying notes are an integral part of this consolidated financial statement.

	1994	1993
	<u>\$</u>	<u>\$</u>
<b>APPLIED TO:</b>		
Current operations (notes 3, 11, 16)		
General government	27,451	30,632
Protection to persons and property	59,513	60,542
Transportation services	40,173	37,915
Environmental services	29,563	26,904
Health services	1,053	1,015
Social and family services	76,687	83,131
Recreation and cultural services	33,787	31,816
Planning and development	5,960	10,163
	<u>274,187</u>	<u>282,118</u>
Capital		
General government	3,766	1,512
Protection to persons and property	1,608	536
Transportation services	36,247	30,462
Environmental services	12,515	16,647
Health services	500	-
Social and family services	791	171
Recreation and cultural services	9,477	6,613
Planning and development	44,576	10,583
	<u>109,580</u>	<u>66,524</u>
Net appropriations to reserves and reserve funds	17,126	-
Municipal fund balances at the end of the year (note 12):		
To be recovered from taxation or user charges	(76)	(208)
Capital operations not yet permanently financed	<u>(83,257)</u>	<u>(18,083)</u>
Total applications during the year	<u>317,560</u>	<u>330,351</u>

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements

December 31, 1994

(stated in thousands of dollars)

### 1. Accounting Policies

The consolidated financial statements of the Corporation are the representation of management prepared in accordance with accounting policies prescribed for Ontario municipalities by the Ministry of Municipal Affairs. Since precise determination of many assets and liabilities is dependent upon future events, the preparation of periodic financial statements necessarily involves the use of estimates and approximations. These have been made using careful judgements.

#### (a) (I) Basis of Consolidation

These consolidated statements reflect the assets, liabilities, sources of financing and expenditures of the revenue fund, capital fund, reserve funds and reserves and include the activities of all committees of Council and the following boards and municipal enterprises which are under the control of Council:

- Roseland Golf and Curling Club Limited
- Transit Windsor
- The Corporation of the City of Windsor Public Library
- Windsor Tunnel Commission
- Downtown Business Association
- Drouillard Road Business Improvement Area
- Erie Street East Improvement Area
- Ottawa Street Business Improvement Area
- Riverside Business Improvement Area
- Wyandotte Street East Improvement Area
- Wyandotte Street East (Olde Midtown) Business Improvement Area
- Sandwich Community Improvement Area
- Pillette Village Business Improvement Area

All interfund assets and liabilities and sources of financing and expenditures have been eliminated with the exception of loans or advances between reserve funds and any other fund of the Corporation and the resulting interest income and expenditures.

#### (II) Non-Consolidated Entities

The following local boards, joint local boards, municipal enterprises and utilities are not consolidated:

- City of Windsor Housing Company Limited
- City of Windsor Non-Profit Housing Corporation

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

Windsor-Essex County Health Unit  
Windsor Utilities Commission (Hydro and Water Divisions)

The non-consolidation of the entities listed above is in accordance with the accounting principles prescribed by the Ministry of Municipal Affairs.

(III) Accounting for School Board Transactions

The taxation, other revenues, expenditures, assets and liabilities with respect to the operations of the school boards, are not reflected in the municipal fund balances of these financial statements. Amounts due to/from school boards are reported on the consolidated balance sheet as accounts payable/accounts receivable.

(IV) Trust funds and their related operations administered by the Corporation are not consolidated, but are reported separately on the trust funds statement of continuity and balance sheet.

(b) **Basis of Accounting**

- (I) In accordance with practices common to Ontario municipalities, the Corporation follows the fund basis of accounting. The capital fund is used principally to account for assets acquired or obligations incurred which are to be financed from the future revenue of the Corporation and it is the annual cost of this financing that is charged against current (revenue fund) operations. Reserve funds are generally created, pursuant to applicable statutes, by appropriations from current (revenue fund) operations. The use of these funds is restricted to the purposes for which the reserve funds are created.
- (II) Within the framework of the fund basis of accounting, the Corporation maintains its accounts on an accrual basis except where modification of such basis is consistent with practices employed by Ontario Municipalities whose revenue is raised only to meet their current expenditure. The accrual basis of accounting recognizes revenues as they become available and measurable; expenditures are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

Modifications of the accrual basis employed by the Corporation are as follows:

- (i) Principal and interest charges on long term liabilities are charged against current operations in the consolidated statement of operations in the periods in which they mature. Principal and interest charges are not accrued for the period from the date of the latest installment payment to the end of the financial year.

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

(ii) The cost of sick leave is charged against operations on a cash basis except any amount against which a reserve is provided.

(iii) The costs of the early retirement program are deferred and charged against operations in the year they are funded.

### (III) Inventories

Inventories are included on the balance sheet as part of other current assets. These are valued at the lower of cost or replacement value.

### (IV) Fixed Assets

The historical cost and accumulated depreciation for fixed assets are not recorded for municipal purposes. Fixed assets are reported as an expenditure on the consolidated statement of operations in the year of acquisition. The proceeds from debt issues for those fixed assets financed by long term indebtedness are reported on the consolidated statement of operations.

### (V) Capital Outlay to be Recovered in Future Years

Capital outlay financed by long term liabilities and to be recovered in future years, which represents the outstanding principal portion of unmatured long term liabilities for municipal expenditures or capital funds transferred to other organizations, is reported on the consolidated balance sheet.

## 2. School Boards

Further to note 1(a)(III), the taxation and requisitions of the school boards are comprised of the following:

	<u>School Boards</u>	
	<u>1994</u>	<u>1993</u>
	<u>\$</u>	<u>\$</u>
Taxation received or receivable	124,808	126,985
Requisitions	<u>125,164</u>	<u>127,018</u>
Amount due from school boards	<u>356</u>	<u>33</u>

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

### 3. Contribution to Unconsolidated Joint Board

Further to note 1(a)(II) the following contribution was made by the Corporation to this board:

	1994	1993
	\$	\$
Windsor-Essex County Health Unit	1,062	1,039

The Corporation is also contingently liable for its share, which is approximately 61% of any deficits which may arise. The Corporation's share of the accumulated surplus (deficit) of this joint board is as follows:

	1994	1993
	\$	\$
Windsor-Essex County Health Unit	6	(1)

The Corporation is also contingently liable for its share of the costs pertaining to a lease agreement of the Windsor-Essex County Health Unit which expires on December 31, 2018. In addition to future rental payments totalling \$11,107 lease costs include insurance, taxes and utilities related to the leased premises. It is considered unlikely that the Corporation will ever be called upon to take over lease payments. The Corporation's share of the Health Unit's annual gross costs is presently approximately 12%.

### 4. Trust Funds

Trust funds administered by the Corporation amounting to \$3,627 (1993, \$3,576) have not been included in the consolidated balance sheet nor have their operations been included in the consolidated statement of operations.

### 5. Deferred Expenditures

Deferred expenditures of \$4,348 (1993, \$1,796) relate to the following:

#### (a) Early Retirement Program

In 1993 and 1994 the Corporation offered an early retirement program to its employees. The program is in effect through 1995 with a total estimated cost over the term of the program of \$6,400. City Council has approved financing for the program by allocating \$1,500 from taxation revenue in each of the years 1994, 1995 and 1996 and also by using a portion of the accumulated OMERS Type III surplus in each of the years 1993 through 1996 inclusively.

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

**December 31, 1994**

**(stated in thousands of dollars)**

The cumulative unfinanced portion of the expenditures, \$2,598 (1993, \$1,796), is shown on the consolidated balance sheet as deferred expenditures.

(b) **University Research and Development Grant**

In 1994 the Corporation paid a grant in the amount of \$1,750 to the University of Windsor to facilitate the start-up of a joint research and development facility involving the University and the Chrysler Canada Corporation.

This amount is shown on the consolidated balance sheet as part of the deferred expenditures. This deferred expenditure will be recognized on the consolidated statement of operations at the rate of \$350 per year, over 5 years, beginning in 1995.

**6. Mortgage Receivable**

In 1993 the Corporation advanced the Art Gallery of Windsor \$4,575 to enable it to assemble land to be leased to the Province of Ontario for the interim casino. This advance was secured by a demand mortgage which is to be repaid by the Ontario Casino Corporation. The balance at December 31, 1994 of \$4,983 (1993, \$4,660) includes interest at prime. Repayment in full of principal and interest occurred on April 13, 1995.

**7. Investments**

The total of investments of \$1,176 (1993, \$1,496), including investment in own debentures, reported on the consolidated balance sheet at cost, have a market value of \$1,120 (1993, \$1,527) at the end of the year.

**8. Pension Agreements**

The Corporation makes contributions to the Ontario Municipal Employees Retirement Fund (OMERS), which is a multi-employer plan, on behalf of 2160 members of its staff. The plan is a defined-benefit plan which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. The multi-employer plan is valued on a current market basis for all plan assets and has no actuarial deficiency for current obligations.

The amount contributed to OMERS for 1994 was \$6,104 (1993, \$6,292) for current service and is included as an expenditure on the consolidated statement of operations. The current obligations of the pension plan are funded on a current basis with a uniform contribution rate for all employees and employers based on normal retirement age.

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

Under the past service, optional and extended service provisions of the OMERS agreements, the Corporation is obligated at December 31, 1994 for an amount of approximately \$661 (1993, \$1,716) as established for the plans. No provision has been made for this liability. The balance of this liability will be funded by annual charges as follows:

	<b>Funding</b>
	<u>\$</u>
1995	148
1996	159
1997	170
1998-2000	<u>184</u>
	<u>661</u>

An amount of \$1,176 (1993, \$978) in addition to the amount for current service has been provided for in the current year and is reported as an expenditure on the consolidated statement of operations. Contributions are based on an actuarial valuation made in 1987. This valuation was due to be updated in 1990. No update has been done at this time and OMERS has advised that no updated valuation will be done.

At December 31, 1994 the OMERS Type III plan relating to police officers and firefighters had a cumulative surplus of \$5,978. The Corporation has entered into agreements with the Windsor Police Association and the Windsor Professional Firefighters Association to use these funds for various purposes.

Transit Windsor maintains its own contributory pension plan covering substantially all of its employees. The plan provides pensions based on length of service and career average earnings. The entity matches contributions by employees to the pension plan. In accordance with an actuarial report prepared as of December 31, 1994, projected benefits accrued under the entity's plan aggregated to \$11,795 (1993, \$10,385) and net assets, at market value, available to provide these benefits amount to \$11,597 (1993, \$10,974).

### 9. Liability for Vested Sick Leave Benefits

Under the sick leave plan, unused sick leave can accumulate and certain employees may become entitled to a cash payment when they leave the Corporation's employment.

**THE CORPORATION OF THE CITY OF WINDSOR**

**Notes to Consolidated Financial Statements, continued**

**December 31, 1994**

**(stated in thousands of dollars)**

The liability for these accumulated days, to the extent that they have vested and could be taken in cash by an employee on termination, amounted to \$14,500 (1993, \$15,500) at the end of the year. No provision has been made for this liability. An amount of \$182 (1993, \$601) has been provided for in the current year and is reported on the consolidated statement of operations.

Anticipated payments over the next five years to employees who are eligible to retire and entitled to a payout are as follows:

	<u>\$</u>
1995	39
1996	66
1997	121
1998	16
1999	<u>164</u>
	<u>406</u>

**10. Net Long Term Liabilities**

(a) The balance of the net long term liabilities reported on the consolidated balance sheet is made up of the following:

	<u>1994</u>	<u>1993</u>
	<u>\$</u>	<u>\$</u>
Total long term liabilities incurred by the Corporation including those incurred on behalf of school boards, other municipalities and municipal enterprises and outstanding at the end of the year amount to	82,187	89,033
Of the long term liabilities shown above, the responsibility for payment of principal and interest charges has been assumed by unconsolidated local boards, municipal enterprises and utilities, and other municipalities. At the end of the year, the outstanding principal amount of this liability is	(34,478)	(35,969)

**THE CORPORATION OF THE CITY OF WINDSOR**

**Notes to Consolidated Financial Statements, continued**

**December 31, 1994**

**(stated in thousands of dollars)**

	<u>1994</u>	<u>1993</u>
	\$	\$
Of the long term liabilities shown above, the responsibility for payment of principal and interest charges for tile drainage and shoreline property assistance loans has been assumed by individuals. At the end of the year, the outstanding principal amount of this liability is	(6)	(8)
The total value of sinking funds which have been accumulated to the end of the year to retire the outstanding long term liabilities included above, amount to	<u>(1,710)</u>	<u>(1,382)</u>
Net long term liabilities at the end of the year	<u>45,993</u>	<u>51,674</u>

Of this amount, \$1,138 (1993, \$1,443) are held by reserve funds as investments.

The Corporation has assumed no debt from other municipalities.

- (b) Of the net long term liabilities in (a) of this note, \$44,731 in principal payments are payable from 1995 to 1999, \$1,262 from 2000 to 2004. These amounts will require funding in those periods and are summarized as follows:

	<u>1995</u>	<u>2000</u>
	<u>to</u>	<u>to</u>
	<u>1999</u>	<u>2004</u>
	\$	\$
from general municipal revenues	43,353	516
from benefitting landowners	<u>1,378</u>	<u>746</u>
	<u>44,731</u>	<u>1,262</u>

- (c) Included in the net long term liabilities on the consolidated balance sheet is an amount of \$6,875 (1993, \$8,855) payable in United States currency, which was converted into Canadian dollars at the rate of exchange prevailing at December 31, 1994. When the liability is converted into Canadian dollars at the rate of exchange prevailing when the liability was incurred, the foreign exchange translation adjustment is \$717 (1993, \$881).
- (d) Approval of the Ontario Municipal Board or Treasurer's Certificate has been obtained for the long term liabilities in (a) issued in the name of the Corporation.

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

**December 31, 1994**

**(stated in thousands of dollars)**

- (e) The Corporation is contingently liable for long term liabilities with respect to tile drainage and shoreline property assistance loans, and for those for which the responsibility for the payment of principal and interest has been assumed by other municipalities, school boards and unconsolidated local boards, municipal enterprises, and utilities. The total amount outstanding as at December 31, 1994 is \$34,484 (1993, \$35,977) and is not recorded on the consolidated balance sheet.

### 11. Charges for Net Long Term Liabilities

Total charges for the year for net long term liabilities which are reported on the consolidated statement of operations are as follows:

	<u>1994</u>	<u>1993</u>
	\$	\$
Principal payments including contributions to sinking funds	12,442	15,181
Interest	<u>3,590</u>	<u>5,044</u>
	<u>16,032</u>	<u>20,225</u>

The charges for long term liabilities assumed by the non-consolidated entities or by individuals in the case of tile drainage and shoreline property assistance loans are not reflected in these statements.

### 12. Municipal fund balances at the end of the year

- (a) The balance on the consolidated statement of operations of municipal deficit of \$76 (1993, \$208) at the end of the year increases general taxation in the following year and is comprised of the following:

	<u>1994</u>	<u>1993</u>
	\$	\$
For general reduction of taxation:		
Corporation of the City of Windsor revenue fund	15	18
The Corporation of the City of Windsor Public Library Board	<u>11</u>	<u>28</u>
	26	46
For benefitting landowners related to special charges and special areas:		
Downtown Business Association	(25)	(24)
Ottawa Street Business Improvement Area	-	(11)
Sandwich Community Improvement Area	(125)	(150)
Wyandotte Street East Improvement Area	<u>(51)</u>	<u>(69)</u>
	<u>(201)</u>	<u>(254)</u>
For reduction of user charges:		
Sanitary sewers operations	99	-
	<u>(76)</u>	<u>(208)</u>

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

Ontario municipalities raise revenue and receive financing in accordance with statutory requirements. The recognition of certain costs in their accounts and, as a result, the need to raise revenue and receive financing, does not necessarily conform to full accrual accounting. The exceptions to full accrual accounting are described in note 1(b) to the financial statements. The costs which relate to those exceptions and which will require future funding are estimated to be:

	1994	1993
	\$	\$
Accrued interest on long term liabilities	2,718	1,723
Vested sick leave	14,500	15,500
Vested early retirement expenditures	478	2,821
	<u>17,696</u>	<u>20,044</u>

The Corporation's policy allows only temporary employees the option of vacation pay in lieu of time off. Consequently, accrued vacation pay at year end is not significant and, thus, not disclosed.

(b) The balances of unfinanced capital outlay at the end of the year are estimated as follows:

(I) General Municipal Purposes

	1994	1993
	\$	\$
Acquisition of fixed assets to be recovered through taxation or user charges	(12,167)	(12,341)
Acquisition of fixed assets to be financed from the proceeds of long term liabilities	(12,608)	(8,885)
Acquisition of fixed assets to be recovered through reserves and reserve funds	(2,765)	(580)
Funds available for the acquisition of fixed assets	<u>5,571</u>	<u>8,200</u>
	<u>(21,969)</u>	<u>(13,606)</u>

(II) Permanent Casino Land Acquisitions

Acquisition of fixed assets to be recovered through taxation or user charges	<u>(44,673)</u>	<u>(4,477)</u>
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(III) Tunnel Plaza Reconstruction

Acquisition of fixed assets to be financed from the proceeds of long term liabilities	<u>(16,615)</u>	<u>-</u>
---	-----------------	----------

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

December 31, 1994

(stated in thousands of dollars)

- (c) The Corporation has contracted for various other capital construction projects, at a cost approximating \$8,785 (1993, \$3,524) in the aggregate, to be financed generally by unapplied capital receipts, senior government subsidies and the issue of debentures.

In addition, the Corporation is committed to an estimated \$2,500 for land purchase costs for casino purposes which are expected to be recovered from The Province of Ontario.

- (d) In addition to these costs the Corporation has contracted for certain services over periods not exceeding five years at an aggregate cost approximating \$143 (1993, \$173). These arrangements have been approved by the Ontario Municipal Board or Treasurer's Certificate.

### 13. Reserves and Reserve Funds

The total balances of reserves and reserve funds of \$9,722 (1993, \$3,803) and \$35,064 (1993, \$23,857) respectively are made up of the following:

	1994	1993
	\$	\$
Reserves set aside for specific purpose by Council:		
Working funds	459	364
Encumbrances	2,537	1,986
Future planning	145	139
Future pension costs	2,986	852
Recreation	264	25
Police	1,375	437
Fire	58	-
Long term disability insurance	1,200	-
Retroactive payments	698	-
Total reserves	<u>9,722</u>	<u>3,803</u>
Reserve funds set aside for specific purpose by Council:		
Replacement of equipment	17,949	12,451
Capital expenditures	8,036	4,360
Tunnel improvements	5,309	1,954
DNN Galvanizing indemnification	-	3,000
Mill rate stabilization	2	-
Insurance	309	403
Health benefits rate stabilization	1,014	395
Future planning	125	103
	<u>32,744</u>	<u>22,666</u>

**THE CORPORATION OF THE CITY OF WINDSOR**

**Notes to Consolidated Financial Statements, continued**

**December 31, 1994**  
**(stated in thousands of dollars)**

	<u>1994</u>	<u>1993</u>
	\$	\$
Reserve funds set aside for specific purpose by legislation, regulation or agreement:		
Park purposes	578	309
Development charges	<u>1,742</u>	<u>882</u>
	<u>2,320</u>	<u>1,191</u>
Total reserve funds	<u><u>35,064</u></u>	<u><u>23,857</u></u>

**14. Other Commitments**

The Corporation has committed to purchase replacement equipment at a net cost approximating \$373 (1993, \$54) to be financed by various reserve funds.

The Corporation has also committed to make the following grants:

	<u>1995</u>	<u>1996</u>	<u>Total</u>
	\$	\$	\$
Capitol Theatre - land and building acquisition	610	610	1,220
YMCA - refurbishing	<u>125</u>	<u>-</u>	<u>125</u>
	<u><u>735</u></u>	<u><u>610</u></u>	<u><u>1,345</u></u>

**15. Contingent Liabilities**

During the normal course of operations, the Corporation is subject to various legal actions. The settlement of these actions is not expected to have a material effect on the financial statements of the Corporation.

**16. Budget Figures (not provided)**

Budgets established for capital funds, reserves and reserve funds are prepared based on a project-oriented basis, the costs of which may be carried out over one or more years. As such, they are not directly comparable with current year actual amounts and budgets have therefore not been reflected on the consolidated statement of operations.

**17. Public Liability Insurance**

The Corporation is self insured for public liability claims up to \$10 for any individual claim. Outside coverage is in place for claims in excess of this limit.

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Consolidated Financial Statements, continued

**December 31, 1994**

**(stated in thousands of dollars)**

The Corporation has made provision for a reserve fund for self insurance which as at December 31, 1994 amounted to \$309 (1993, \$403) and is reported on the consolidated balance sheet under reserve funds. The Corporation budgets each year for premiums and claims. Any budget excess is credited to the reserve fund and any budget deficit is charged to the reserve fund. The budget excess for the year of \$16 (1993, \$175) has been reported as revenue on the consolidated statement of operations. \$125 (1993, \$185) has been transferred from the reserve fund to current operations to offset premiums and deductibles. Claims settled during the year amounted to \$169 (1993, \$150) and are accordingly charged as an expenditure on the consolidated statement of operations.

**18. Social Contract**

The Social Contract Act required municipalities to reduce expenditures by a specified amount in each of the years 1993, 1994 and 1995. Unconditional grants have been reduced by a corresponding amount each year. The sectoral agreement between the provincial government and the municipal sector, however, provided for an automatic deferral of 25% of the 1993 social contract target amount and the corresponding reduction of unconditional grants until 1996. For the Corporation of the City of Windsor the target amount for each year is \$4,500.

**19. Comparative Figures**

Certain comparative figures have been restated to conform with the current year's presentation.

**20. Subsequent Events**

The Corporation has been assembling land on which the permanent casino is to be situated. As reported on the consolidated balance sheet, the amount expended for this purpose as of December 31, 1994 is \$44,673. Based on an agreement with the Ontario Casino Corporation (OCC), the Corporation of the City of Windsor will fully recover the expended amounts and receive, as well, additional revenues for its own lands on the site and for infrastructural improvements. The agreement was ratified on April 18, 1995 by City Council, the OCC Board of Directors and Provincial Cabinet.

**21. Temporary Loans**

Temporary loans of \$78,639 (1993, \$27,310) include an amount of \$42,460 (1993, \$NIL) related to the permanent casino land acquisitions (see note 20). This loan, bearing interest at the rate of 6.21% per annum, is unsecured and matured March 31, 1995.

**22. Sewer Surcharge**

As of January 1, 1994 the Corporation instituted a surcharge on water bills designed to finance expenditures related to sanitary sewers and treatment of sewage. Therefore, these expenditures, which were financed from taxation revenues prior to 1994, are now financed by user charges.

## AUDITORS' REPORT

To the Members of Council, Inhabitants and Ratepayers  
of the Corporation of the City of Windsor

We have audited the balance sheet of the trust funds of the **Corporation of the City of Windsor** as at December 31, 1994 and the statement of continuity of trust funds for the year then ended. These financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audit.

Except as explained in the following paragraph, we conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

The trust funds for the residents of Huron Lodge derive receipts from the residents, the completeness of which is not susceptible of satisfactory audit verification. Accordingly, our verification of these receipts was limited to the amounts recorded in the records of the trust funds and we were unable to determine whether any adjustments for unrecorded receipts might be necessary to the residents' comfort and capital revenue accounts and fund balances.

In our opinion, except for the effect of adjustments, if any, which we might have determined to be necessary had we been able to satisfy ourselves with respect to the completeness of receipts for the Huron Lodge residents' comfort and capital revenue accounts described in the preceding paragraph, these financial statements present fairly, in all material respects, the financial position of the trust funds of the City as at December 31, 1994 and the continuity of trust funds for the year then ended in accordance with the accounting principles disclosed in note 1 to the financial statements.

Windsor, Ontario  
April 18, 1995.

*Ernst & Young*  
Chartered Accountants

# THE CORPORATION OF THE CITY OF WINDSOR

## Trust Funds

### Balance Sheet

December 31, 1994

(stated in thousands of dollars)

	Huron Lodge Residents Maintenance	Huron Lodge Residents Comfort	Willistead Restoration
Assets:			
Cash	986	492	22
Investments in City of Windsor			
Municipal debentures (Note 3):	83		
Receivables:			
Repayable			
Forgivable			
Mortgage receivable			
Other	219		1
	1,288	492	23
Due from Huron Lodge residents maintenance trust fund		17	
Long term receivables:			
Repayable			
Forgivable			
Total assets	1,288	509	23
Liabilities:			
Due to Huron Lodge residents comfort trust fund	17		
Due to City of Windsor current fund	280	4	
Accounts payable	3	14	
Amount repayable to Province of Ontario			
Total liabilities	300	18	0
Fund balance	988	491	23
Total liabilities and fund balance	1,288	509	23

The accompanying notes are an integral part of this financial statement.

(Note 2) O.H.R.P. Regular	(Note 2) O.H.R.P. Rental	Municipal Candidates Trust	(Note 4) Chimchuk Fund	Library Board	Total
184	4	1	211	5	1,905
			1,053		1,136
82	1				83
75	1				76
			148		148
9					229
<u>350</u>	<u>6</u>	<u>1</u>	<u>1,412</u>	<u>5</u>	<u>3,577</u>
					17
444	2				446
98	1				99
<u>892</u>	<u>9</u>	<u>1</u>	<u>1,412</u>	<u>5</u>	<u>4,139</u>
					17
9			5		298
	1				18
175	4				179
<u>184</u>	<u>5</u>	<u>0</u>	<u>5</u>	<u>0</u>	<u>512</u>
708	4	1	1,407	5	3,627
<u>892</u>	<u>9</u>	<u>1</u>	<u>1,412</u>	<u>5</u>	<u>4,139</u>

# THE CORPORATION OF THE CITY OF WINDSOR

## Trust Funds

### Statement of Continuity

Year Ended December 31, 1994  
(stated in thousands of dollars)

	<u>Huron Lodge Residents Maintenance</u>	<u>Huron Lodge Residents Comfort</u>	<u>Willistead Restoration</u>
Balance at beginning of year	919	500	12
Revenue:			
Residents comfort		446	
Residents capital	3,443		
Interest earned	52	24	1
Donations			
Contribution from City of Windsor capital fund			18
Contribution from City of Windsor current fund			
Other contributions			6
Total Revenue	<u>3,495</u>	<u>470</u>	<u>25</u>
Expenditures:			
Residents maintenance	2,829		
Payments to residents or estates	597	479	
Purchase of furnishings and capital improvements			14
Forgiveness of loans			
Administrative charges			
Refunded to Province of Ontario			
Transfer to City of Windsor current fund			
Total Expenditures	<u>3,426</u>	<u>479</u>	<u>14</u>
Balance at end of year	<u>988</u>	<u>491</u>	<u>23</u>

The accompanying notes are an integral part of this financial statement.

<b>(Note 2) O.H.R.P. Regular</b>	<b>(Note 2) O.H.R.P. Rental</b>	<b>Municipal Candidates Trust</b>	<b>(Note 4) Chimchuk Fund</b>	<b>Library Board</b>	<b>Total</b>
944	9	1	1,186	5	3,576
					446
					3,443
36	1		78		192
			148		148
					18
	1				1
					6
36	2	0	226	0	4,254
					2,829
					1,076
					14
82	2				84
9	1		5		15
175	4				179
6					6
272	7	0	5	0	4,203
708	4	1	1,407	5	3,627

# THE CORPORATION OF THE CITY OF WINDSOR

## Notes to Trust Funds Statements

December 31, 1994

(stated in thousands of dollars)

### 1. Accounting Policies

#### Basis of Accounting

Revenue and expenditures are reported on the accrual basis of accounting.

### 2. Ontario Home Renewal Program (O.H.R.P.)

In 1993, the Province of Ontario discontinued this program for all but special circumstances. The municipalities will continue to act as agents on behalf of the Province with respect to the collection of outstanding receivables.

### 3. Investments

The total for investments by the trust funds of \$1,136, reported on the balance sheet at cost, have a market value of \$1,171 at the end of the year.

### 4. Chimchuk Trust Fund

The Chimchuk Trust was established during 1993 when the City became the beneficiary of an estate of a former Windsor resident. The funds must be expended according to the terms of the will.

At the time the Corporation became the beneficiary, the estate held a mortgage which was in default, and for which there was a judgement by the Ontario Supreme Court. The mortgage was subsequently discharged in full on March 15, 1995 and the proceeds to the trust fund were \$148.

## AUDITORS' REPORT

The Mayor and Members of Council of the Corporation of the City of Windsor

We have examined the financial statement of the **Sinking Fund By-Law 5979** as at December 31, 1994 as required by the Municipal Act. This financial statement is the responsibility of the City's management. Our responsibility is to express an opinion on this financial statement based on our audit.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial statement is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statement. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation.

In our opinion, this financial statement presents fairly, the balance of the Sinking Fund By-Law 5979 as at December 31, 1994 in accordance with the provisions of the Municipal Act.

Windsor, Ontario  
April 18, 1995.

*Ernst & Young*  
Chartered Accountants

# THE CORPORATION OF THE CITY OF WINDSOR

## Sinking Fund By-Law 5979

December 31, 1994

Balance required	\$1,499,116
Actual balance (see below)	<u>1,710,051</u>
Excess of actual over required	<u>\$ 210,935</u>

Actual balance (including accrued interest) consists of:

Government of Canada Treasury Bill, \$36,734 at 6.95% due October 19, 1995	36,965
City of Windsor debenture, \$20,500 at 6.375% due November 1, 1995	20,718
City of Windsor debenture, \$542,500, at 5.5% due November 1, 1996	547,487
City of Windsor debenture, \$274,500, at 9.5% due November 1, 1996	278,858
City of Windsor debenture, \$493,000, at 7.75% due November 1, 1997	499,385
City of Windsor debenture, \$298,000, at 7.5% due November 1, 1997	301,735
City of Windsor debenture, \$24,000, at 7.75% due November 1, 1997	24,311
Cash in bank	<u>592</u>
	<u>\$1,710,051</u>

## AUDITORS' REPORT

The Mayor and Members of Council of the Corporation of the City of Windsor

We have examined the City of Windsor's compliance as at December 31, 1994 with the Purchase Agreement of the 9 1/2% and 10% U.S. Debentures dated March 30, 1976. Our examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as we considered necessary in the circumstances.

In our opinion, the Corporation of the City of Windsor is in compliance with the Terms of the Purchase Agreement.

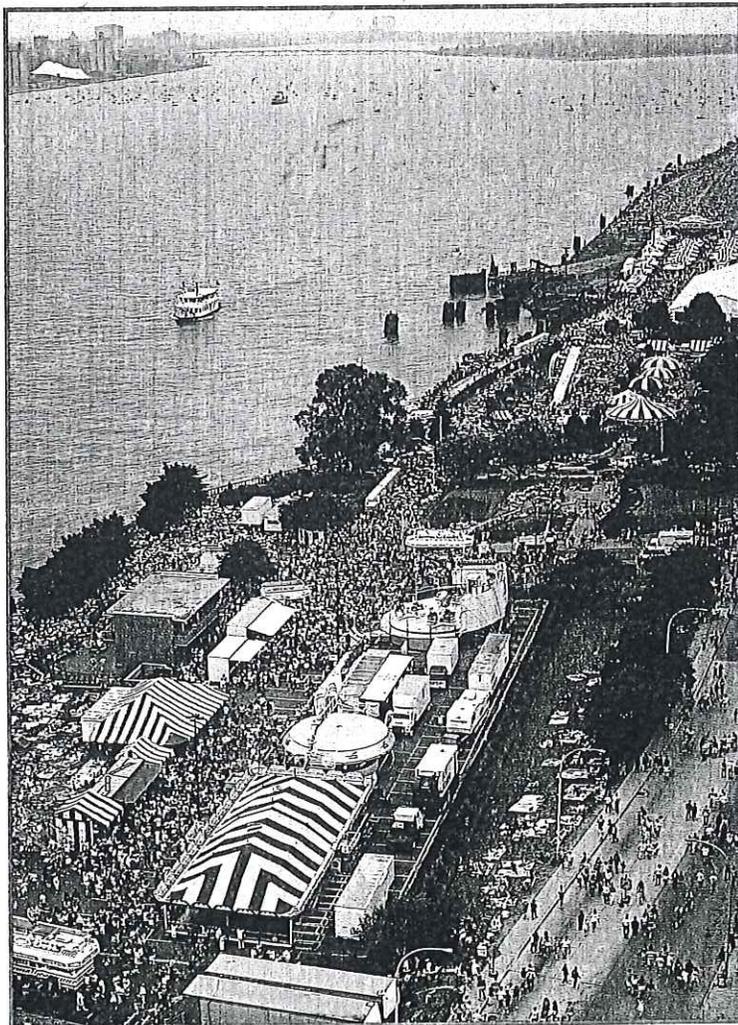
Windsor, Ontario  
April 18, 1995.



Chartered Accountants

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# Statistical Section





# CITY OF WINDSOR

## SUMMARY OF RESERVES AND FUND BALANCES

	1994 \$000's	1993 \$000's	1992 \$000's	1991 \$000's	1990 \$000's
Consolidated Current Fund (Deficit) Surplus	<u>(76)</u>	<u>(208)</u>	<u>(305)</u>	<u>205</u>	<u>(1,791)</u>
(Unfinanced Capital Outlay) *	<u>(83,257)</u>	<u>(18,083)</u>	<u>(17,280)</u>	<u>(15,155)</u>	<u>(8,174)</u>
Reserves	9,722	3,803	3,950	3,541	4,102
Reserve Funds	<u>35,064</u>	<u>23,857</u>	<u>27,644</u>	<u>23,726</u>	<u>19,843</u>
Total Reserves and Reserve Funds	<u>44,786</u>	<u>27,660</u>	<u>31,594</u>	<u>27,267</u>	<u>23,945</u>

The Corporation of the City of Windsor, like all Ontario municipalities, utilizes the Fund Basis of Accounting. More specifically, the three separate types of funds are: the Current Fund, the Capital Fund, and Reserves and Reserve Funds.

Day to day municipal services are reported in the Current Fund. Capital projects (i.e., projects such as road construction and maintenance, etc., with benefits to the City lasting more than one year) are recorded in the Capital Fund. Reserves and Reserve Funds reflect funds set aside by Council for specific purposes, either voluntarily or by statute. Statutory Reserve Funds relate to funds established for the purpose of receiving certain developers' contributions (e.g., cash in lieu of parkland.)

Council is required by law to levy, in the subsequent year, for any current fund deficit; any surplus reduces the amount of the subsequent year's levy.

\* Unfinanced Capital Outlay relates to project costs which have not yet been permanently financed. Financing for these costs takes place in subsequent years from a combination of the following sources: issues of long term liabilities, contributions from reserves and reserve funds, and taxation and user charges (i.e., contributions from the current fund). In May of 1995 an agreement was reached with the Ontario Casino Corporation in which the City will recover its \$49 million in unfinanced capital outlay. The City issued \$20 million in municipal debentures, on behalf of the Windsor Tunnel Commission, to fund the reconstruction of the Tunnel Plaza further reducing its unfinanced capital outlay.

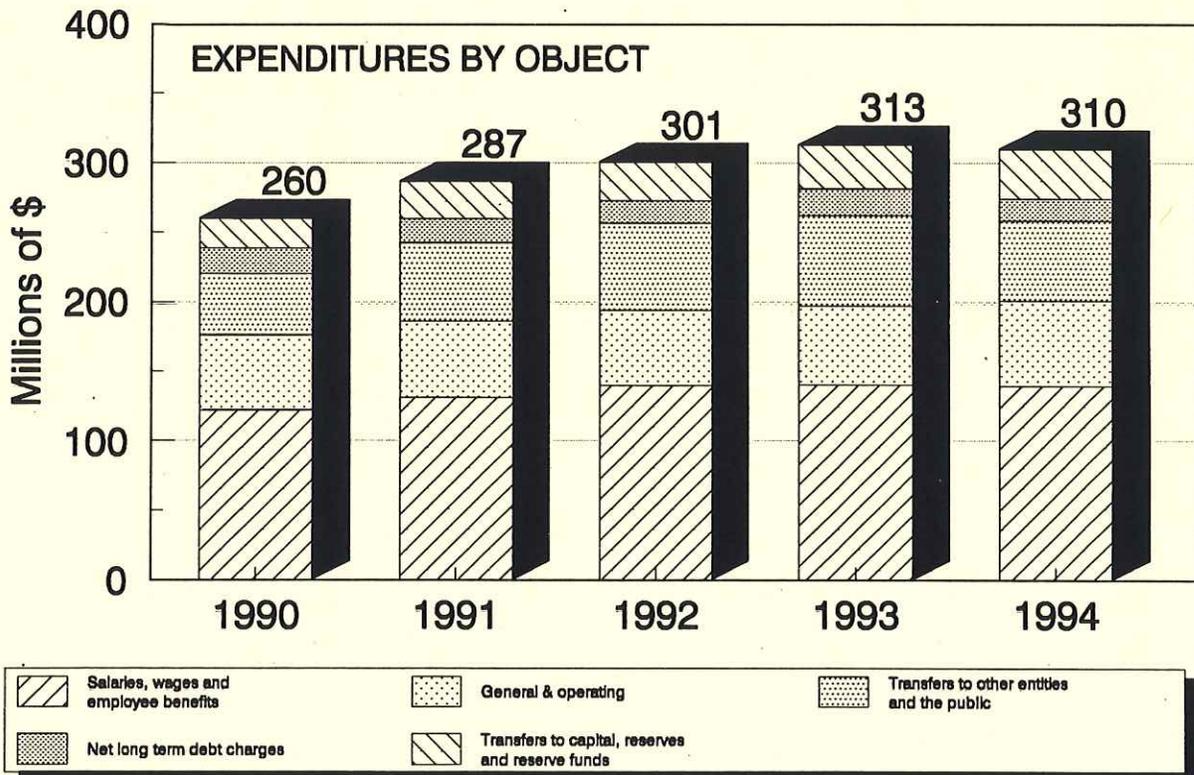
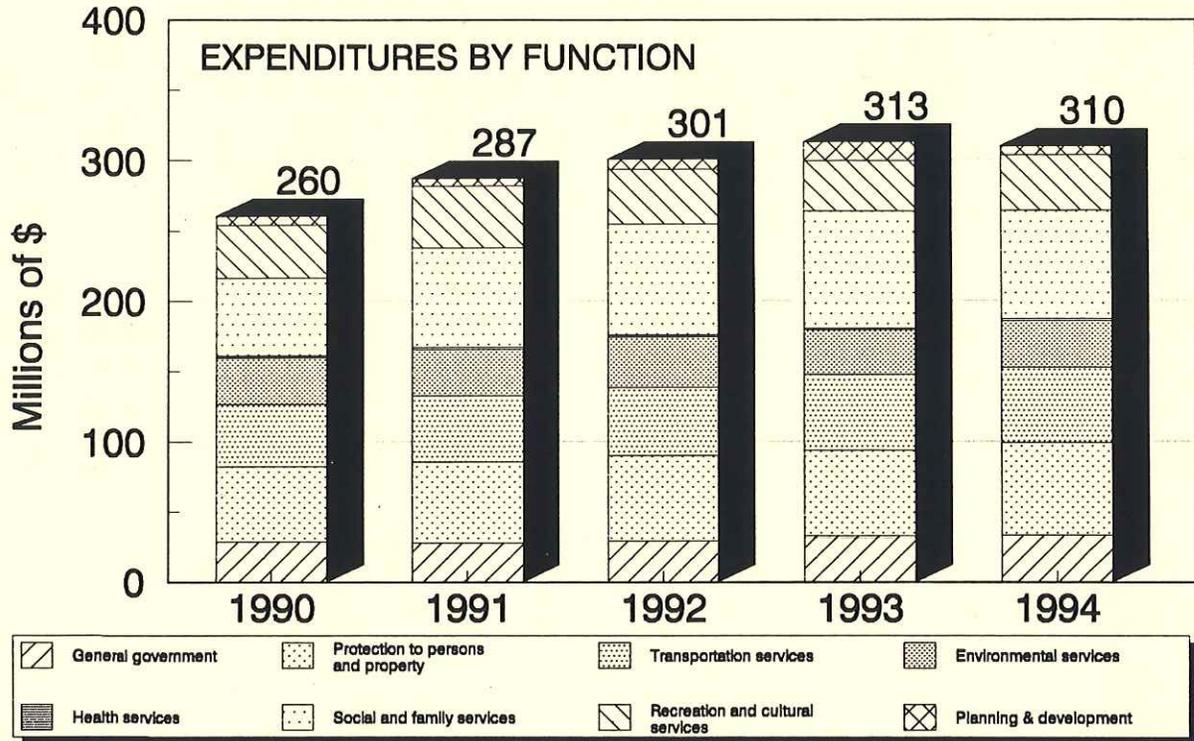
# CITY OF WINDSOR

## CURRENT FUND ANALYSIS OF EXPENDITURES \*

	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>
	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>
<b><u>Expenditures by function:</u></b>					
General government	33,153	32,540	29,083	27,864	28,791
Protection to persons and property	65,824	61,088	60,588	57,488	53,149
Transportation services	53,464	53,831	48,545	46,981	44,768
Environmental services	33,263	31,627	35,851	33,224	33,058
Health services	1,053	1,015	1,547	1,501	1,429
Social and family services	77,286	83,397	78,881	70,503	55,038
Recreation and cultural services	39,192	35,689	38,944	44,275	37,809
Planning and development	6,514	13,946	7,171	5,091	6,249
<b>Total</b>	<b><u>309,749</u></b>	<b><u>313,133</u></b>	<b><u>300,610</u></b>	<b><u>286,927</u></b>	<b><u>260,291</u></b>
<b><u>Expenditures by object:</u></b>					
Salaries, wages and employee benefits	139,981	140,569	140,251	131,388	122,583
General and operating	61,064	56,878	53,878	54,987	53,880
Transfers to other entities and the public	57,613	64,875	62,728	56,432	43,929
Net long term debt charges	15,511	19,195	16,163	17,079	18,508
Transfers to capital, reserves and reserve funds	<u>35,580</u>	<u>31,616</u>	<u>27,590</u>	<u>27,041</u>	<u>21,391</u>
<b>Total</b>	<b><u>309,749</u></b>	<b><u>313,133</u></b>	<b><u>300,610</u></b>	<b><u>286,927</u></b>	<b><u>260,291</u></b>

\* Includes transfers to other City funds. (These transfers have been eliminated for reporting purposes on the consolidated financial statements, therefore the numbers are not comparable.)

# CITY OF WINDSOR CURRENT FUND - ANALYSIS OF EXPENDITURES 1990-1994



# CITY OF WINDSOR

## CURRENT FUND REVENUES BY SOURCE

	1994 \$000's	1993 \$000's	1992 \$000's	1991 \$000's	1990 \$000's
Taxation	250,227	260,139	253,600	243,333	233,908
Payments in lieu of taxes:					
- From other governments and government enterprises	6,289	6,528	6,554	5,928	6,044
- From municipal enterprises	1,498	1,273	1,194	1,865	1,832
User Charges	72,431	55,499	51,832	51,833	42,471
Grants:					
- Province of Ontario	81,985	89,564	92,174	83,678	68,969
- Government of Canada	78	252	107	204	194
Investment Income	4,758	3,901	4,244	4,909	6,346
Contribution from capital fund	6,645	7,756	2,838	4,682	2,121
Contribution from reserves and reserve funds	5,109	9,455	4,113	3,604	3,661
Other	<u>5,687</u>	<u>5,848</u>	<u>5,426</u>	<u>4,778</u>	<u>3,928</u>
 Total Revenues	 434,707	 440,215	 422,082	 404,814	 369,474
Less amounts raised on behalf of school boards	 <u>124,808</u>	 <u>126,985</u>	 <u>121,982</u>	 <u>115,891</u>	 <u>111,129</u>
 Net municipal current fund revenues	  <u>309,899</u>	  <u>313,230</u>	  <u>300,100</u>	  <u>288,923</u>	  <u>258,345</u>

**NOTE:** The amounts reported on this schedule reflect only those of the City of Windsor Current Fund and therefore some captions do not tie directly into the consolidated financial statements.

# CITY OF WINDSOR

## TAXATION INFORMATION

### TAXATION OVERVIEW

The City of Windsor, like all Ontario municipalities, calculates the taxation levy by multiplying assessments by the appropriate mill rates.

Assessment values are determined by the province and are based on a percentage of the estimated market value of the property as of 1984. Mill rates are set by the City to raise sufficient revenue to pay for net City expenditures after having deducted other expected sources of revenue such as provincial grants, user charges, etc.

Mill rates for Residential and Farm properties are set at 85% of the mill rates for Business Commercial and Industrial properties.

In addition to levying and collecting its own taxes, the City also collects taxes on behalf of the two local school boards. The mill rates for education purposes are determined by the two school boards; City Council has no authority to change these mill rates.

### ASSESSED VALUES FOR GENERAL MUNICIPAL PURPOSES

	Taxation Year				
	1994 \$000's	1993 \$000's	1992 \$000's	1991 \$000's	1990 \$000's
Residential and Farm	699,625	693,642	675,703	659,706	644,849
Commercial and Industrial	302,350	295,340	301,037	306,351	317,305
Business	134,051	131,650	133,836	136,180	141,356
<b>TOTAL</b>	<b>1,136,026</b>	<b>1,120,632</b>	<b>1,110,576</b>	<b>1,102,237</b>	<b>1,103,510</b>

### MILL RATES FOR GENERAL MUNICIPAL PURPOSES

	1994	1993	1992	1991	1990
Residential and Farm	100.04	107.73	107.19	103.76	99.96
Commercial and Industrial	117.69	126.73	126.10	122.07	117.60
Business	117.69	126.73	126.10	122.07	117.60

# CITY OF WINDSOR

## TAXATION INFORMATION - (continued)

### ANALYSIS OF REVENUE FROM TAXATION

	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>
	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>
<u>MUNICIPAL TAXATION</u>					
<u>ORIGINAL LEVY</u>					
Residential and Farm	69,991	74,726	72,428	68,451	64,459
Commercial and Industrial	35,583	37,428	37,961	37,396	37,315
Business	<u>15,776</u>	<u>16,684</u>	<u>16,877</u>	<u>16,623</u>	<u>16,624</u>
	<u>121,350</u>	<u>128,838</u>	<u>127,266</u>	<u>122,470</u>	<u>118,398</u>
<u>SUPPLEMENTARY TAXES</u>					
Residential and Farm	619	668	993	983	1,177
Commercial and Industrial	407	580	491	803	510
Business	<u>472</u>	<u>722</u>	<u>584</u>	<u>804</u>	<u>449</u>
	<u>1,498</u>	<u>1,970</u>	<u>2,068</u>	<u>2,590</u>	<u>2,136</u>
<u>OTHER SOURCES OF TAXATION REVENUES</u>					
Telephone & Telegraph	2,090	2,081	2,095	2,124	1,989
Local Improvements	1,381	1,187	1,068	1,024	1,018
Business Improvement Areas	<u>659</u>	<u>688</u>	<u>697</u>	<u>732</u>	<u>678</u>
	<u>4,130</u>	<u>3,956</u>	<u>3,860</u>	<u>3,880</u>	<u>3,685</u>
<b>TOTAL MUNICIPAL TAXATION</b>	<u>126,978</u>	<u>134,764</u>	<u>133,194</u>	<u>128,940</u>	<u>124,219</u>
<b>SCHOOL BOARDS TAXATION</b>	<u>123,249</u>	<u>125,375</u>	<u>120,406</u>	<u>114,393</u>	<u>109,689</u>
<b>TOTAL TAXATION REVENUE</b>	<u>250,227</u>	<u>260,139</u>	<u>253,600</u>	<u>243,333</u>	<u>233,908</u>

# CITY OF WINDSOR

## TAXATION INFORMATION (continued)

### COLLECTION STATISTICS

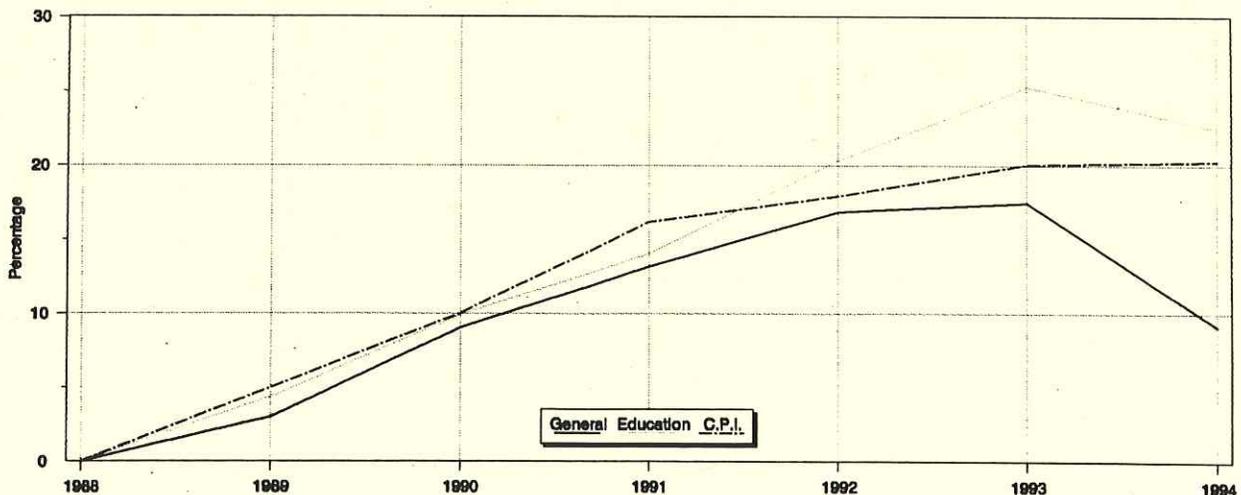
	1994	1993	1992	1991	1990
Total Taxes Billed (\$000's)	250,227	260,139	253,600	243,333	233,908
Total Collections (\$000's)	251,687	259,759	248,280	233,919	226,597
Total Collections as a % of current levy	100.59	99.9	97.9	96.1	96.9
Taxes Receivable at end of year (\$000's) *	21,892	24,620	26,267	20,712	14,051
Total Receivable as a % of current levy	8.7	9.5	10.4	8.5	6.0

\* NET OF ALLOWANCES

### LARGEST TAXPAYERS

	Assessment for 1995 Taxation \$000's	Percentage of Total Assessment %
1. FORD MOTOR CO. LTD. OF CANADA	44,558	3.92
2. CHRYSLER CANADA LIMITED	35,779	3.12
3. GENERAL MOTORS OF CANADA	33,241	2.93
4. CAMBRIDGE LEASEHOLDS LTD.	20,018	1.76
5. HIRAM WALKER & SONS	13,238	1.17
6. CANADIAN TRANSIT COMPANY	9,479	0.83
7. UNION GAS LIMITED	7,024	0.62
8. MORE CUSTOM HOMES LIMITED	5,549	0.49
9. DNN GALVANIZING CORPORATION	4,560	0.40
10. 443370 ONTARIO LTD. TRUSTEE - DANZIG ENTERPRISES	4,344	0.38

### ACCUMULATIVE RESIDENTIAL MILL RATE INCREASES

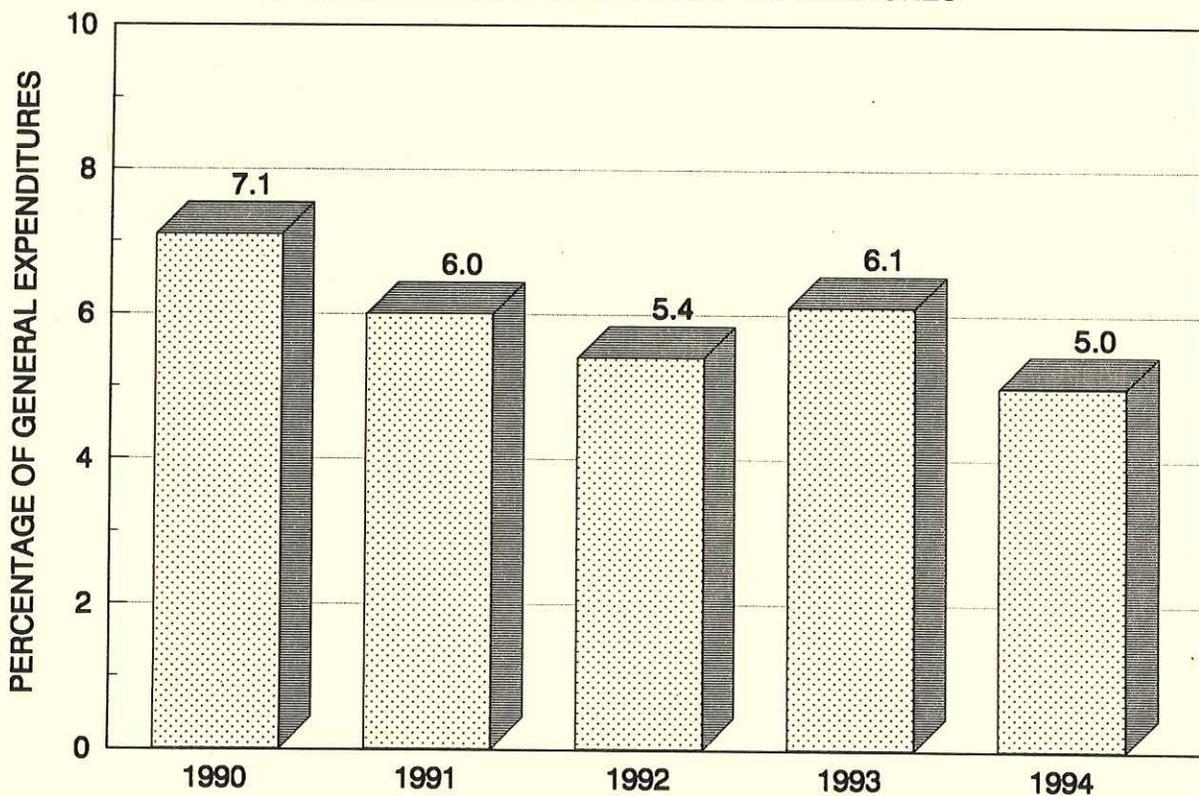


# CITY OF WINDSOR

## ANALYSIS OF LONG TERM DEBT CHARGES

Year	Total Current Expenditures \$000's	Net Long Term Debt Charges \$000's	Debt Charges As A Percentage Of Current Expenditures %
1994	309,749	15,511	5.0
1993	313,133	19,195	6.1
1992	300,610	16,163	5.4
1991	286,927	17,079	6.0
1990	260,291	18,508	7.1

CITY OF WINDSOR  
ANNUAL LONG TERM DEBT CHARGES  
AS A PERCENTAGE OF CURRENT EXPENDITURES



# CITY OF WINDSOR

## ANALYSIS OF LONG TERM DEBT \*

	1994	1993	1992	1991	1990
	\$000's	\$000's	\$000's	\$000's	\$000's
<b><u>Gross debt issued by the municipality</u></b>	82,187	89,033	80,372	66,392	63,693
Less: debt assumed by the Windsor Utilities Commission	29,307	30,114	29,250	10,500	-
Less: debt assumed by school boards	2,939	3,200	-	-	-
Less: debt assumed by other municipalities	2,232	2,655	2,070	2,460	2,842
Less: debt assumed by individuals	6	7	10	11	13
Less: sinking fund balances	1,710	1,383	1,629	1,641	1,626
<b><u>Net outstanding long term debt</u></b>	45,993	51,674	47,413	51,780	59,212
Less: amounts recoverable from user rates - Library Board	39	57	164	540	929
Less: debt amount recoverable from reserve funds	2,372	2,455	2,589	2,707	2,837
<b><u>Net debt to be repaid from property taxes</u></b>	43,582	49,162	44,660	48,533	55,446
<b><u>Debt Issued by W.R.C.S.S.B. **</u></b>	2,500	974	79	104	162
<b><u>Per Capita Debt:</u></b>					
Population	191,435	191,435	192,822	192,822	193,160
Gross debt per capita	411	465	417	344	330
Net debt per capita	230	270	246	252	287

\* The City issues debt obligations in order to finance various capital projects. Issues of debt obligations that run beyond the term of council and exceed the debt and financial obligation limits of the Corporation must be approved by the Ontario Municipal Board. Provincial legislation defines the maximum amount of debt that a particular municipality is allowed to issue. The City of Windsor's annual legal debt limits are as follows:

1994	1993	1992	1991	1990
\$000's	\$000's	\$000's	\$000's	\$000's
187,629	276,120	253,787	217,023	198,676

\*\* As the City of Windsor is not part of a tiered or regional municipal structure, the only overlapping debt is that issued directly by the Windsor Roman Catholic Separate School Board (W.R.C.S.S.B.).

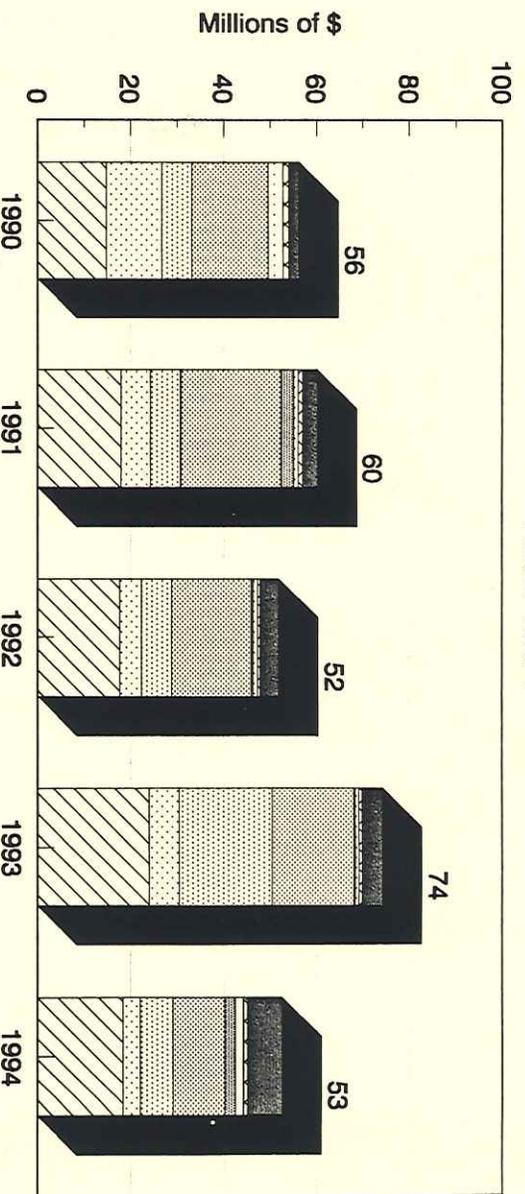
# CITY OF WINDSOR

## ANALYSIS OF CAPITAL OPERATIONS

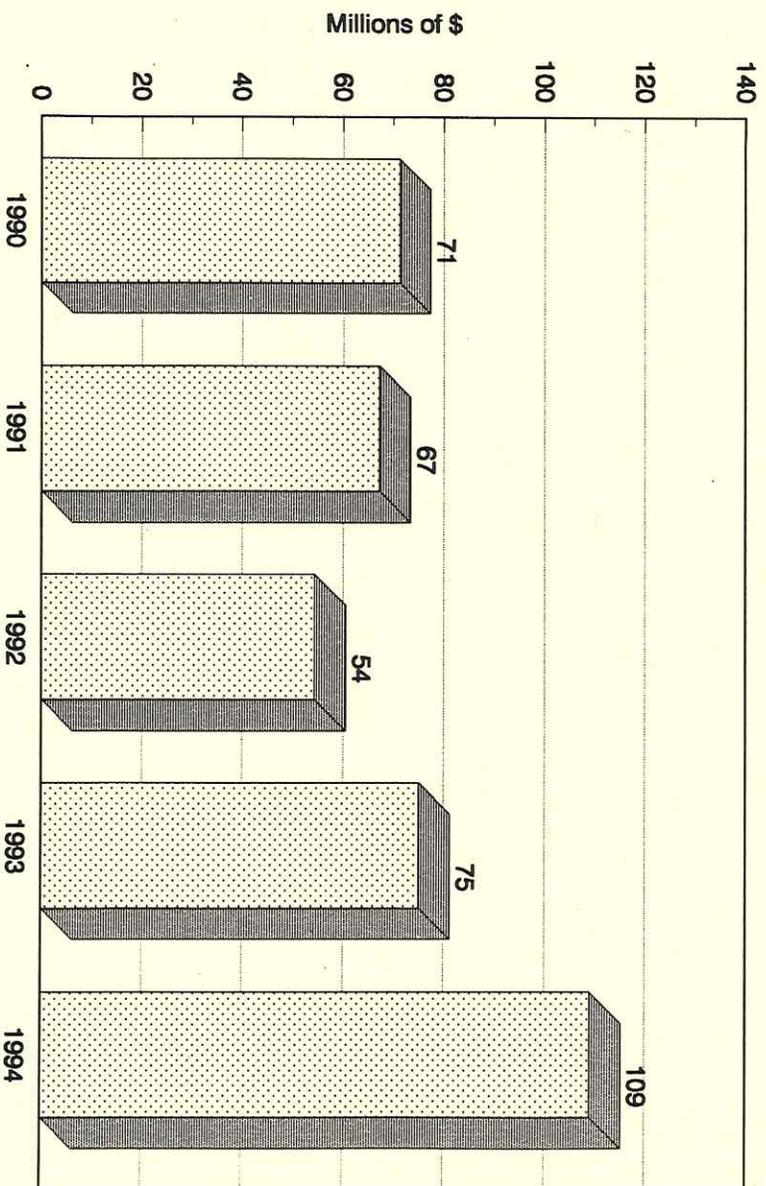
	1994 \$000's	1993 \$000's	1992 \$000's	1991 \$000's	1990 \$000's
<b><u>Sources of revenue:</u></b>					
Contribution from current fund	18,484	24,100	17,733	18,116	14,941
Contribution from reserves and reserve funds	3,636	6,470	4,666	6,253	11,875
Proceeds from issue of long term liability	7,000	20,000	6,500	6,500	6,500
Ontario grants	11,128	17,522	17,147	21,622	16,401
Canada grants	2,400	316	437	2,702	-
Proceeds from sale of land	1,646	756	898	1,013	3,171
Investment income	855	661	563	911	1,238
Other	7,425	4,452	3,949	3,100	2,222
<b>Total sources of revenue</b>	<b><u>52,574</u></b>	<b><u>74,277</u></b>	<b><u>51,893</u></b>	<b><u>60,217</u></b>	<b><u>56,348</u></b>
<b><u>Capital expenditures: *</u></b>					
General government	3,765	1,605	1,152	365	547
Protection to persons and property	1,608	536	609	717	455
Transportation services	36,347	31,771	19,890	24,004	18,633
Environmental services	12,515	18,715	20,940	11,098	16,634
Health services	-	-	1,003	500	500
Social and family services	791	187	343	161	444
Recreation and cultural services	10,178	6,663	5,228	25,811	22,453
Planning and development	43,875	15,601	5,180	4,542	11,481
<b>Total capital expenditures</b>	<b><u>109,079</u></b>	<b><u>75,078</u></b>	<b><u>54,345</u></b>	<b><u>67,198</u></b>	<b><u>71,147</u></b>

\* Includes transfers to other City Funds. (These transfers have been eliminated for reporting purposes on the consolidated financial statements, therefore the numbers are not comparable.)

## CITY OF WINDSOR SOURCES OF CAPITAL REVENUE 1990-1994



## CAPITAL EXPENDITURES



# CITY OF WINDSOR

## GENERAL COMPARATIVE STATISTICS

	1994	1993	1992	1991	1990
<b><u>ROADS: (1)</u></b>					
Paved (kms)	852	838	833	810	809
Unpaved (kms)	16	23	23	23	23
Streetlights (#)	19,647	19,477	19,056	18,959	18,569
Bridge structures (#)	60	61	62	62	62
Railway crossings (#)	115	117	118	118	118
Traffic signals (#)	213	207	206	205	203
<b><u>WATERMAINS (kms) (2)</u></b>					
	917	907	902	893	890
<b><u>SEWERS (kms) (1)</u></b>					
	1,368	1,342	1,314	1,308	1,262
<b><u>NUMBER OF SCHOOLS: (3)</u></b>					
Elementary	68	68	68	70	75
Secondary	14	14	14	15	15
Adult learning centres	4	3	3	2	1
Agency & alternate	10	11	10	10	10
<b>Total number of schools</b>	<b>96</b>	<b>96</b>	<b>95</b>	<b>97</b>	<b>101</b>
School registration	34,723	36,640	35,291	36,957	36,972
<b><u>MUNICIPAL EMPLOYEES: (4)</u></b>					
General municipal	1,527	1,425	1,521	1,556	1,570
Police department	540	548	516	520	499
Fire department	275	289	274	277	276
<b>Total</b>	<b>2,342</b>	<b>2,262</b>	<b>2,311</b>	<b>2,353</b>	<b>2,345</b>
<b><u>LICENSES ISSUED: (5)</u></b>					
Business licenses	8,208	5,964	3,605	7,155	6,077
Dog licenses	11,008	11,105	11,271	11,956	11,961
Lottery licenses	49,084	47,520	33,418	27,010	21,923
Marriage licenses	1,645	1,436	1,483	1,607	1,717
Births	3,947	4,203	3,773	3,985	4,407
Deaths	2,285	2,317	2,208	2,204	2,088
Stillbirths	42	27	25	25	16

Sources: (1) Public Works Dept. (2) Windsor Utilities Commission (3) School Boards  
 (4) Payroll Division (5) City Clerk's Dept.

# CITY OF WINDSOR

## NEW CONSTRUCTION

<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>	
<b><u>BUILDING PERMITS ISSUED:</u></b>					
Residential	1,571	1,490	1,768	1,968	1,707
Commercial	313	132	123	82	300
Industrial	168	250	231	257	74
Government and Institutional	88	85	108	85	89
<b>Totals *</b>	<u>2,140</u>	<u>1,957</u>	<u>2,230</u>	<u>2,392</u>	<u>2,170</u>
<b><u>VALUE OF CONSTRUCTION:</u></b> (000's of \$)					
Residential	86,902	59,030	52,154	62,739	66,914
Commercial	18,719	26,193	15,789	20,864	17,063
Industrial	60,880	102,458	41,229	21,348	24,406
Government and Institutional	40,610	42,894	39,352	35,824	48,483
<b>Totals</b>	<u>207,111</u>	<u>230,575</u>	<u>148,524</u>	<u>140,775</u>	<u>156,866</u>
<b><u>NUMBER OF NEW DWELLING UNITS CONSTRUCTED:</u></b>					
Single family	552	376	383	279	198
Semi-detached	34	37	33	98	31
Duplex	4	2	9	3	7
Double duplex	4	4	0	4	10
Multiple dwellings:					
Group housing	27	21	40	116	154
Apartment buildings	145	127	83	294	377
<b>Totals</b>	<u>766</u>	<u>567</u>	<u>548</u>	<u>794</u>	<u>777</u>

Source: Building Dept.

\* Demolition permits are included in building permits effective in 1993

# CITY OF WINDSOR

(CENSUS METROPOLITAN AREA)

## DEMOGRAPHICS

### POPULATION CHARACTERISTICS

Age				% of
	Male	Female	Total	Total
Total	92,270	99,165	191,435	100.00
0 - 4 years	6,390	6,050	12,440	6.50
5 - 9 years	6,085	5,930	12,015	6.28
10-14 years	6,215	5,765	11,980	6.26
15-19 years	6,665	6,535	13,200	6.90
20-24 years	7,605	7,910	15,515	8.10
25-34 years	16,490	16,480	32,970	17.22
35-44 years	13,355	14,050	27,405	14.32
45-54 years	9,690	10,110	19,800	10.34
55-64 years	9,060	9,695	18,755	9.80
65-74 years	6,840	9,345	16,185	8.45
75 years and over	3,875	7,295	11,170	5.83

### HIGHEST LEVEL OF SCHOOLING

			% of
	Total	Total	Total
Population (15 years and over)	152,610	100.00	
Less than grade 9	20,195	13.23	
Grade 9 - 13 - no secondary certificate	39,565	25.93	
Grade 9 - 13 - with secondary certificate	25,165	16.49	
Trade certificate or diploma	4,100	2.69	
Other non-university education			
without certificate	10,770	7.06	
with certificate	20,965	13.74	
University			
without degree	15,970	10.46	
with degree	15,880	10.40	

Source: 1991 Census

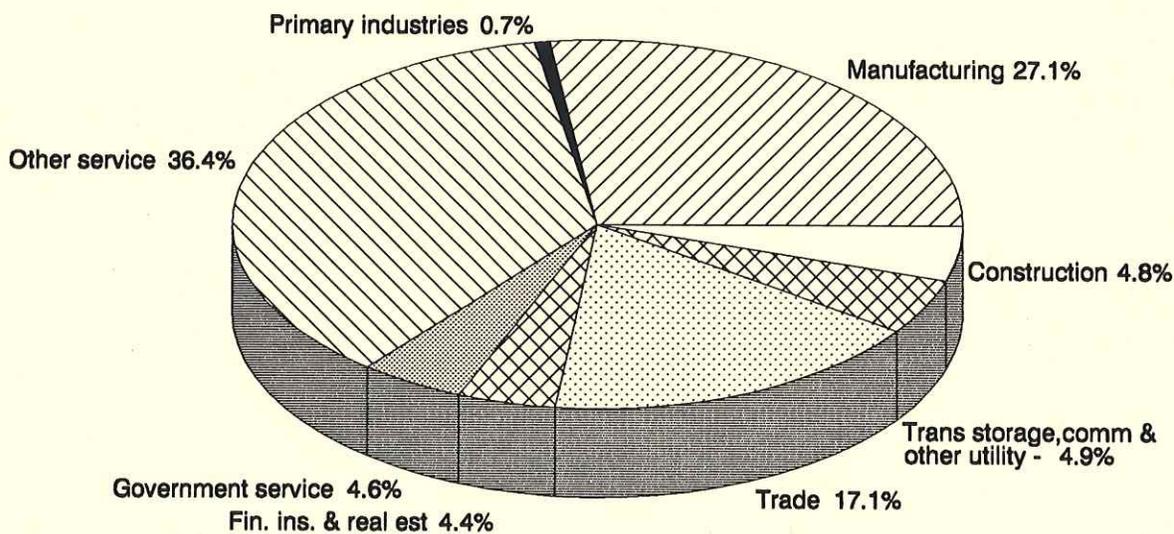
# CITY OF WINDSOR

(CENSUS METROPOLITAN AREA)

## DEMOGRAPHICS (continued)

### INDUSTRY DIVISIONS

	<u>Total</u>	<u>% of Total</u>
Labour force 15 years and over	95,530	
Not applicable	2,345	
All industries	93,185	100.00
Primary industries	660	0.71
Manufacturing industries	25,225	27.07
Construction industries	4,500	4.83
Transportation, storage, communication and other utility industries	4,570	4.90
Trade industries	15,910	17.07
Financial, insurance and real estate industries	4,100	4.40
Government service industries	4,325	4.64
Other service industries	33,895	36.38



Source: 1991 Census

# CITY OF WINDSOR

(CENSUS METROPOLITAN AREA)

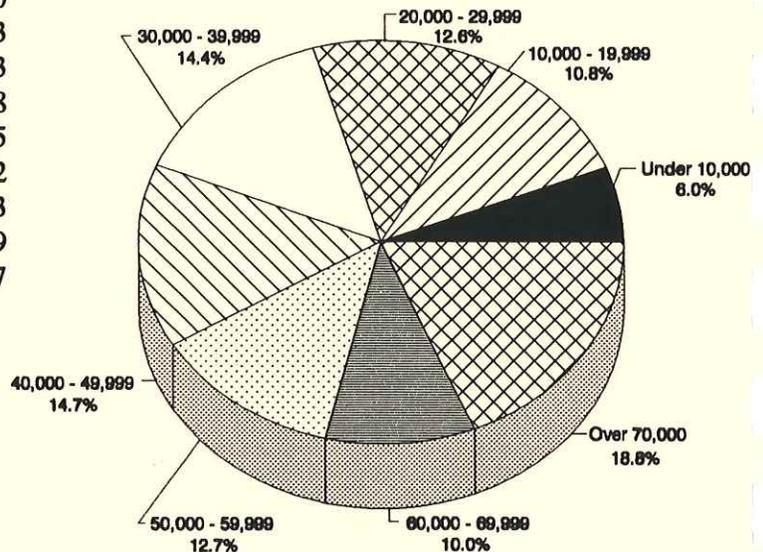
## DEMOGRAPHICS (continued)

### SEX AND INCOME GROUPS

	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>% of Total</u>
Total	68,505	68,990	137,495	100.00
15 years and over with income under \$1,000	1,845	2,970	4,815	3.50
\$ 1,000 - 2,999	2,700	4,475	7,175	5.22
3,000 - 4,999	2,425	4,510	6,935	5.04
5,000 - 6,999	2,690	4,780	7,470	5.43
7,000 - 9,999	3,680	7,000	10,680	7.77
10,000 - 14,999	7,085	14,695	21,780	15.85
15,000 - 19,000	6,040	8,305	14,345	10.43
20,000 - 24,999	6,405	6,420	12,825	9.33
25,000 - 29,999	5,325	4,905	10,230	7.44
30,000 - 39,999	11,785	6,040	17,825	12.96
40,000 - 49,000	9,410	2,650	12,060	8.77
50,000 and over	9,115	2,240	11,355	8.26
Average income	\$29,563	\$17,170		
Median income	\$25,837	\$13,117		
Standard error of average income	\$ 216	\$ 122		

### FAMILY INCOME

	<u>Total</u>	<u>% of Total</u>
All census families	51,060	100.00
Under \$10,000	3,080	6.03
\$10,000 - 19,999	5,530	10.83
20,000 - 29,999	6,425	12.58
30,000 - 39,999	7,325	14.35
40,000 - 49,999	7,515	14.72
50,000 - 59,999	6,500	12.73
60,000 - 69,999	5,100	9.99
70,000 and over	9,585	18.77
Average income	\$49,092	
Median income	\$43,987	
Standard error of average income	\$ 346	



Source: 1991 Census

# CITY OF WINDSOR

(WINDSOR-ESSEX COUNTY)

## REAL ESTATE STATISTICAL INFORMATION

	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>
<b><u>RESIDENTIAL:</u></b>					
Total gross Residential sales (\$000's)	550,439	506,578	539,969	472,409	425,856
Total residential Units sold	4,670	4,602	4,943	4,475	4,006
Average cost per Residential unit (\$000's)	118	110	109	106	106
	<u>1994</u>	<u>1993</u>	<u>1992</u>	<u>1991</u>	<u>1990</u>
	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>	<u>\$000's</u>
<b><u>OTHER:</u></b>					
Commercial and Industrial	26,826	35,112	22,939	25,558	37,835
Vacant Land	24,470	17,695	14,562	11,300	16,602
Business	524	785	645	538	1,176
Farms	3,756	4,741	3,486	5,004	4,577

Source: Windsor-Essex County Real Estate Board

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