



## STAFF REPORT ACTION REQUIRED

### 2008 Business Improvement Area Operating Budgets: Report No. 1

<b>Date:</b>	November 13, 2007
<b>To:</b>	Economic Development Committee
<b>From:</b>	Deputy City Manager and Chief Financial Officer
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2007\Internal Services\FP\ed07029FP (AFS#6259)

#### **SUMMARY**

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This report brings forward Business Improvement Area (BIA) annual operating budgets for approval by Council as required by the *City of Toronto Act, 2006*. Council approval is required to permit the City to collect funds through the tax levy on behalf of the BIAs.

Complete budgets and supporting documentation received by October 18, 2007 have been reviewed and are reported herein; BIA budgets received after this date will be brought forward in later reports. Of the 63 established BIAs, 18 BIA budgets are submitted for approval in this first report.

The recommendations reflect 2008 approved budgets for BIAs and have been reviewed by staff to ensure BIA budgets reflect Council's approved policies and practices.

## RECOMMENDATIONS

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The Deputy City Manager and Chief Financial Officer recommends that:

1. the Economic Development Committee adopt and certify to City Council the 2008 expenditure requests and levy requirements of the following Business Improvement Areas:

Business Improvement Area	2008 Expenditure Estimates (\$)	2008 Levy Funds Required (\$)
Bloor by the Park	70,352	65,752
Bloor-Yorkville	2,566,711	1,642,834
Bloorcourt Village	140,565	127,213
College Promenade	152,419	128,589
Corso Italia	506,960	165,547
Dundas West	102,629	96,591
Gerrard India Bazaar	249,219	142,653
Junction Gardens	379,637	271,024
Liberty Village	379,451	194,160
Mimico by the Lake	51,631	34,495
Parkdale Village	537,114	211,163
Riverside District	159,346	136,692
Sheppard East Village	193,057	193,057
The Beach	189,964	165,150
Uptown Yonge	237,089	115,500
West Queen West	237,943	231,365
Wexford Heights	271,179	184,309
Yonge-Lawrence Village	190,945	182,707

2. authority be granted for the introduction of the necessary bill in Council.

## FINANCIAL IMPACT

No City funding is required since Business Improvement Area budgets are raised by a special levy on members which totals \$4,288,801 in this report.

All of the 2008 BIA operating budgets submitted for consideration are balanced budgets. The appeal provision surplus or appeal provision deficit for each BIA, as determined by the Revenue Services Division, has been addressed by the BIA and incorporated into their 2008 Operating Budget. The BIA budgets have provisions for required capital cost-sharing contributions for those projects approved in 2007 or prior and carried forward into 2008, as well as new capital cost-share projects approved in the 2008 Capital Budget for Economic Development, Culture and Tourism.

## DECISION HISTORY

### BIA Operating Budget Process:

The City of Toronto Municipal Code Chapter 19 and the *City of Toronto Act, 2006* require that BIA operating budgets be approved by Council. General membership and Board of Management meetings at which the BIA 2008 budgets were approved are set out below:

Business Improvement Area	Approved by Board of Management	Approved by Membership
Bloor by the Park	October 10, 2007	October 10, 2007
Bloor-Yorkville	August 29, 2007	October 17, 2007
Bloorcourt Village	October 2, 2007	October 16, 2007
College Promenade	September 24, 2007	October 11, 2007
Corso Italia	September 4, 2007	October 15, 2007
Dundas West	October 1, 2007	October 9, 2007
Gerrard India Bazaar	October 10, 2007	October 17, 2007
Junction Gardens	October 2, 2007	October 16, 2007
Liberty Village	September 13, 2007	October 15, 2007
Mimico by the Lake	October 16, 2007	October 17, 2007
Parkdale Village	October 15, 2007	October 15, 2007
Riverside District	October 18, 2007	October 18, 2007
Sheppard East Village	September 11, 2007	October 16, 2007
The Beach	October 16, 2007	October 16, 2007
Uptown Yonge	September 18, 2007	October 16, 2007
West Queen West	October 2, 2007	October 16, 2007
Wexford Heights	October 11, 2007	October 15, 2007
Yonge-Lawrence Village	October 16, 2007	October 16, 2007

Appendix A includes a summary of the BIA budgets discussed in this report, including a calculation of their net levy requirements. Appendix B sets out the status of 2008 BIA operating budget submissions.

### Appeal Provision Review:

On July 30, 2002, City Council adopted a report entitled “Issues Related to Business Improvement Associations (BIA)”. Among other items, the Finance Department (currently the Revenue Services Division) was directed to conduct an annual review and analysis of the assessment appeal provision for each BIA, in order to determine if the provision is sufficient to meet expected revenue reductions from pending assessment appeals.

The assessment appeal provision is intended to protect the cashflows and revenues required by the BIAs to meet its operating obligations in the future, rather than BIAs directly compensating the City for assessment appeal reductions. The appeal provision provides a contingency, which is used to offset appeal reductions.

The result of the assessment appeal provision review and analysis for the individual BIA as of August 16, 2007 identified either a provision surplus or provision deficit. Each BIA is required to address the identified surplus or deficit amount within their respective operating budget for the following fiscal year. The recommended 2008 BIA Operating Budgets reflect the disposition of the resultant provision surplus or deficit accordingly.

#### BIA Capital Cost-share Project Funding:

On July 22, 2003, City Council adopted a report entitled “Business Improvement Area (BIA) Capital Cost-Sharing Program Review” approving the BIA Capital Cost-Sharing Program Guidelines. This program is part of the Economic Development Capital Budget. The program guidelines set out eligibility criteria that BIAs must satisfy in order to participate in the BIA Capital Cost-Sharing Program, including one criteria which requires the availability of the BIA’s share of funding. Prior to making a capital cost-sharing request, the BIA must have in place its share of the project funding (50 percent). If the project is to be phased-in over a period of years, the BIA must have in place 50 percent of the cost of each individual phase prior to making a capital request for matching funds for that phase. For the purposes of this requirement, the BIA will be allowed to include capital funding to be budgeted for the year in which the capital project is to take place. Another eligibility criteria is that the BIA must have an operating budget, adopted at a general meeting of the BIA and approved by Council, for the year the project is to be implemented.

A review of each of the BIA’s 2008 Operating Budget supporting documentation by the BIA Office and Financial Planning Division staff shows that those BIAs with capital cost-share projects approved by the City in 2007 or prior and carried forward into 2008, and new capital projects approved in the 2008 Economic Development Capital Budget, have all met the program eligibility criteria of having in place its 50 percent share of the project funding. This share may be reflected in the BIA’s prior years’ accumulated surplus (cash in-hand reserved for specific capital cost-share projects) and/or shown as a capital expenditure item in the BIA’s 2008 operating budget.

## COMMENTS

The *Bloor by the Park BIA* 2008 Operating Budget was approved at meetings of the BIA’s Board of Management and its general membership both held on October 10, 2007. The balanced budget of \$70,352 in capital and operating expenditures will be funded from a 2008 levy of \$65,752 and other anticipated income of \$4,600. An operating surplus of \$21,975 is projected in 2007 as a result of not undertaking a proposed major festival and advertising. It is recommended that the Bloor by the Park BIA’s 2008 budget of expenditures totalling \$70,352 and a BIA levy of \$65,752 be approved.

The ***Bloor-Yorkville BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on August 29, 2007 and its general membership held on October 17, 2007. The balanced budget reflects a 5% increase in the levy to \$1,642,834 to fund capital cost-shared projects, promotion and advertising, capital maintenance and administration expenditures in 2008. The incremental levy is needed to fund an appeal provision deficit. Other revenues include \$450,000 in sponsorships and \$100,000 in ticket sales expected from the Sante Wine Festival, plus \$30,000 of interest income. The 2008 budget for promotion and advertising now reflects the full event costs of the Sante Festival rather than the net cost that was budgeted in past years. Accumulated funds of \$343,877 will be used to fund the pedestrian lights and tree lighting capital cost-share projects of \$125,000 and the remainder to cover Bloor-Yorkville BIA's contribution towards the Bloor Street Transformation Project. The BIA is forecasting an operating surplus of \$120,712 in 2007; this surplus will be reserved for the Bloor Street Transformation Project. It is recommended that the Bloor-Yorkville BIA's 2008 budget of gross expenditures totalling \$2,566,711 and a BIA levy of \$1,642,834 be approved.

The ***Bloorcourt Village BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 2, 2007 and its general membership held on October 16, 2007. The balanced budget of capital and operating expenditures of \$140,565 is similar to 2007 except for a \$5,000 increase in the promotional events budget. The proposed expenditures will be funded by revenues from a 6% increase in the BIA levy requirement to \$127,213, an appeal provision surplus of \$6,334 and other anticipated income of \$7,018. A projected operating deficit of \$10,473 in 2007 resulting from payment of a prior year's streetscape improvement capital cost-share project will be funded from the BIA's accumulated surplus. It is recommended that the Bloorcourt Village BIA's 2008 budget of expenditures totalling \$140,565 and a BIA levy of \$127,213 be approved.

The ***College Promenade BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on September 24, 2007 and its general membership held on October 11, 2007. The BIA proposes to maintain the same levy as in 2007 to fund capital and operating expenditures. The main component of the budget is fundraising revenue of nearly \$100,000 for the proposed pedestrian lamp posts, a future streetscaping capital project to be cost-shared with the City. To balance the budget, the BIA will use \$4,140 of its accumulated surplus, the appeal provision surplus of \$11,151, and expects \$8,539 of interest income. It is recommended that the College Promenade BIA's 2008 budget of expenditures totalling \$152,419 and a BIA levy of \$128,589 be approved.

The ***Corso Italia BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on September 4, 2007 and its general membership held on October 15, 2007. The BIA proposes to reduce the levy by 20% in 2008 to assist the local merchants through the TTC construction period. To offset the levy reduction, the BIA will use \$32,285 of its accumulated surplus funds and the appeal provision surplus of \$16,128. To offset the negative impact of construction on the street, the BIA will increase advertising and promotion of the area. The BIA expects a grant of \$30,000 from

the City's "Shop Local" campaign on St. Clair Avenue West to assist in this endeavour. The pedestrian lights capital project will be undertaken in 2008 during the TTC right-of-way and roadwork construction along St. Clair Avenue. Funds of \$250,000 reserved for this capital cost-share project will cover the BIA's portion of costs. To balance the budget, the BIA expects interest income of \$5,000 and \$8,000 in GST recoveries. It is recommended that the Corso Italia BIA's 2008 budget of expenditures totalling \$506,960 and a BIA levy of \$165,547 be approved.

The **Dundas West BIA** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 1, 2007 and its general membership held on October 9, 2007. The BIA proposes a balanced budget having expenditures of \$102,629 and revenues from a BIA levy of \$96,591 and other income of \$1,200. Planned expenditures include \$77,000 for streetscape improvements to be carried out in conjunction with the City's sidewalk reconstruction, \$14,338 for general BIA administration, \$1,800 for capital maintenance and \$710 for promotion. The appeal provision surplus of \$4,838 will provide contract consulting services to supplement staffing for a revitalization program. The 2007 proposed streetscape improvement capital cost-share project was deferred to 2008 because the City's sidewalk reconstruction project was postponed to 2008; this will result in a projected operating surplus of \$70,000 in 2007. It is recommended that the Dundas West BIA's 2008 budget of expenditures totalling \$102,629 and a BIA levy of \$96,591 be approved.

The **Gerrard India Bazaar BIA** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 10, 2007 and its general membership held on October 17, 2007. The balanced budget reflects revenues from a 5% increase in the BIA levy to \$142,653, anticipated festival sponsorships of \$80,000, the appeal provision surplus of \$21,566 and other revenues of \$5,000. The proposed budget provides for increased promotion and advertising, completion of the public art insert for the Gerrard-Ashdale Library event platform deferred from 2007, ongoing capital maintenance and general BIA administration. An operating surplus of \$7,145 is forecasted in 2007 due to more sponsorships of the Festival of South Asia. It is recommended that the Gerrard India Bazaar BIA's 2008 budget of expenditures totalling \$249,219 and a BIA levy of \$142,653 be approved.

The **Junction Gardens BIA** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 2, 2007 and its general membership held on October 16, 2007. The BIA plans to maintain the same level of expenditures in 2008 as in 2007 with an 11% reduced levy requirement in 2008 due to an expected appeal provision surplus of \$26,688 and other income of \$500. The BIA will be using its accumulated surplus funds of \$81,425 for capital cost-share projects that includes new banners and flower planters and to fund the 2008 centennial celebrations of the Junction. It is recommended that the Junction Gardens BIA's 2008 budget of expenditures totalling \$379,637 and a BIA levy of \$271,024 be approved.

The **Liberty Village BIA** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on September 13, 2007 and its general membership held on

October 15, 2007. The balanced budget of \$379,451 in expenditures for marketing and promotion, streetscape improvement capital cost-shared projects, maintenance and general BIA administration will be funded by revenues that include a 2.5% increase in the levy requirement to \$194,160, expected festival grants and sponsorships of \$18,000, interest income of \$7,000 and the appeal provision surplus of \$291. The BIA will use \$160,000 of its accumulated funds in 2008 for capital improvement of a one block section of King Street West. An operating surplus of \$31,770 is forecasted in 2007 from higher than expected festival sponsorship revenues and receipt of a Toronto EDSIP grant that was not anticipated. It is recommended that the Liberty Village BIA's 2008 budget of expenditures totalling \$379,451 and a BIA levy of \$194,160 be approved.

The ***Mimico by the Lake BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 16, 2007 and its general membership held on October 17, 2007. The BIA proposes to increase the levy by 20% or nearly \$6,000 to fund a new Mimico Summer Festival to be held in connection with the opening of the Mimico Linear Park. The BIA also expects \$2,400 in grants from the City's Community Festivals and Special Events Program to support this planned event. Capital expenditures will be increased in 2008 for planned landscaping/streetscape improvements coincident with the opening of the Mimico Linear Park, including the purchase and installation of new banners, and installing BIA signage at the ends of the BIA. These capital cost-shared projects will be partly funded by \$13,306 of accumulated surplus funds. The balanced budget also includes other expected revenues of \$600 and the appeal provision surplus of \$831. It is recommended that the Mimico by the Lake BIA's 2008 budget of expenditures totalling \$51,631 and a BIA levy of \$34,495 be approved.

The ***Parkdale Village BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on October 15, 2007. The BIA proposes to increase the levy by 27% or \$44,385 more to fund a 20% increase in expenditures. The additional funds will be used to hire a facilitator for the Nuit Blanche event, graffiti removal, sidewalk pressure washing, increased capital maintenance, website enhancement, and for a new Christmas Open Late Thursdays Event. A major capital cost-share project for pedestrian lights will be undertaken in 2008 with \$300,000 of BIA funds already accumulated for this purpose. The BIA anticipates receiving grants of \$10,000 from the City's Commercial Research Grant Program to develop a strategic capital and marketing plan for the expanded BIA and \$5,000 from the Banner and Mural Program, the appeal provision surplus of \$8,451 and other income of \$2,500, all contributing towards a balanced budget. It is recommended that the Parkdale Village BIA's 2008 budget of expenditures totalling \$537,114 and a BIA levy of \$211,163 be approved.

The ***Riverside District BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on October 18, 2007. The BIA will be maintaining the same levy requirement for 2008 to fund a similar expenditure budget as in 2007. The appeal provision surplus of \$5,904 will be put towards more flowers and floral care for the planters. As in 2007, the BIA will be using \$15,000 of its accumulated surplus, an anticipated grant of \$1,000 from the City's

Community Festivals and Special Events Program and interest income of \$750 to help balance the budget. It is recommended that the Riverside District BIA's 2008 budget of expenditures totalling \$159,346 and a BIA levy of \$136,692 be approved.

The ***Sheppard East Village BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on September 11, 2007 and its general membership held on October 16, 2007. The BIA proposes a balanced budget with revenues from a 17% increase in the levy to \$193,057 to fund planned BIA capital projects, advertising and promotion, maintenance, and general BIA administration expenditures. The incremental levy will fund streetscape improvements, pedestrian lights, signage and BIA banners. A strategic plan and streetscape master plan was prepared in 2007 and now the BIA is ready to implement those capital improvement projects. An operating surplus of \$13,795 is forecasted in 2007, its first year of operation, as a proposed membership directory was deferred and the BIA received a grant of \$5,400 from the City's Commercial Research Grants Program as well as GST recoveries of \$6,000. It is recommended that the Sheppard East Village BIA's 2008 budget of expenditures totalling \$193,057 and a BIA levy of \$193,057 be approved.

***The Beach BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on October 16, 2007. Overall, budgeted expenditures in 2008 will increase by 6 percent, driven mainly by capital and maintenance costs associated with an expanded planter program and the implementation of a winter plants program. Capital expenditures include the Woodbine Gateway signage cost-shared project that is an early initiative of the BIA's long term streetscape master plan. To fund the increased expenditures, the BIA is proposing to increase the levy by 11% to \$165,150. Other anticipated revenues of \$10,500, an anticipated grant of \$5,000 from the City's Employment Revitalization Program for murals and the appeal provision surplus of \$9,314 will help produce a balanced budget. It is recommended that The Beach BIA's 2008 budget of expenditures totalling \$189,964 and a BIA levy of \$165,150 be approved.

The ***Uptown Yonge BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on September 18, 2007 and its general membership held on October 16, 2007. The BIA proposes a balanced budget having expenditures of \$237,089 and revenues from a BIA levy of \$115,500 and use \$112,500 of its accumulated funds earmarked for capital cost-share projects. As well, the BIA will use the appeal provision surplus of \$7,539 and other anticipated revenues of \$1,550 to help offset expenses. Planned expenditures include \$172,500 for streetscape improvement capital cost-shared projects, \$11,589 for promotion and marketing initiatives, \$10,000 for new flowers for the planters and \$32,500 for general BIA administration. In 2007, actual expenditures are projected to be \$61,223 lower than budget as the BIA deferred the capital project for conduit work to 2008, the street maintenance initiative was not undertaken and the market research undertaken by the BIA cost less than originally estimated. It is recommended that the Uptown Yonge BIA's 2008 budget of expenditures totalling \$237,089 and a BIA levy of \$115,500 be approved.



The ***West Queen West BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 2, 2007 and its general membership held on October 16, 2007. The BIA proposes to double the expenditure budget to \$237,943 and more than double the levy to \$231,365 plus use the appeal provision surplus of \$6,578 to arrive at a balanced budget. The increased levy will provide for a full-time coordinator, start a capital reserve for future projects, a graffiti removal program, flowers and floral care for the planters, do more advertising and expand the outreach program. An operating surplus of \$22,178 is forecasted in 2007 resulting from not proceeding with proposed capital projects for street signs and street furniture. It is recommended that the West Queen West BIA's 2008 budget of expenditures totalling \$237,943 and a BIA levy of \$231,365 be approved.

The ***Wexford Heights BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management on October 11, 2007 and its general membership held on October 15, 2007. The BIA proposes a balanced budget by maintaining the same levy as in 2007 and having similar levels of advertising, marketing and promotion, general BIA administration and capital maintenance expenditures as in prior year. The BIA expects \$64,000 in festival revenue and vendor/event sponsorship of the Taste of Lawrence Festival event in 2008 along with \$5,000 of other revenue and the appeal provision surplus of \$17,870 to offset planned expenditures. The BIA received a grant of \$8,000 from the City's Commercial Research Grant Program in 2007 to develop a streetscape master plan. While the master plan was being prepared, proposed streetscape improvement capital projects were postponed until 2008. As a result, the BIA is projecting an operating surplus of \$29,270 in 2007. It is recommended that the Wexford Heights BIA's 2008 budget of expenditures totalling \$271,179 and a BIA levy of \$184,309 be approved.

The ***Yonge-Lawrence Village BIA*** 2008 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on October 16, 2007. The BIA proposes to increase the levy by 13% to \$182,707 to compensate for an appeal provision surplus of only \$1,738 that will be returned to the BIA in 2008. The BIA also expects other revenues of \$6,500 to provide a balance budget.

The expenditure budget of \$190,945 is consistent with last year's budget and actuals, and comprises of \$68,000 for advertising, marketing and promotion, \$53,000 for capital maintenance, \$42,835 for general BIA administration and \$10,500 for proposed capital cost-share projects for new banners and custom bicycle racks. It is recommended that the Yonge-Lawrence Village BIA's 2008 budget of expenditures totalling \$190,945 and a BIA levy of \$182,707 be approved.

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## **SIGNATURE**

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Joseph P. Pennachetti  
Deputy City Manager and Chief Financial Officer

## **ATTACHMENTS**

Appendix A – BIA Budget Summary  
Appendix B – Status of BIA Budget Submission

## APPENDIX A

Bloor by the Park BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
<b>Revenue:</b>			
- Levy Funds Required (incl. 10% provision)	57,648	57,648	65,752
- Other Revenue	4,000	4,100	4,600
- Appeal Provision Surplus	3,503	3,503	N/A
- Contribution from Reserve for Capital Proj.	0	26,185	0
<b>Total Revenues</b>	<b>65,151</b>	<b>91,436</b>	<b>70,352</b>
<b>Expenditures:</b>			
- Administration	11,910	9,220	12,000
- Capital	10,000	38,000	11,000
- Maintenance	17,000	15,000	19,000
- Promotion & Advertising	21,000	2,000	21,000
- Appeal Provision Deficit	N/A	N/A	1,375
- 10% Provision for Assessment Appeal Reductions	5,241	5,241	5,977
<b>Total Expenditures</b>	<b>65,151</b>	<b>69,461</b>	<b>70,352</b>
<b>Surplus/(Deficit)</b>	<b>0</b>	<b>21,975</b>	<b>0</b>

Bloor-Yorkville BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
<b>Revenue:</b>			
- Levy Funds Required (incl. 10% provision)	1,564,604	1,564,604	1,642,834
- Other Revenue	17,500	105,930	580,000
- Appeal Provision Surplus	4,513	4,513	N/A
- Contribution from Accumulated Surplus	254,600	0	343,877
<b>Total Revenues</b>	<b>1,841,217</b>	<b>1,675,047</b>	<b>2,566,711</b>
<b>Expenditures:</b>			
- Administration	410,080	431,180	450,800
- Capital	410,000	102,018	375,000
- Maintenance	450,500	450,500	394,000
- Promotion & Advertising	428,400	428,400	1,107,550
- Appeal Provision Deficit	N/A	N/A	90,012
- 10% Provision for Assessment Appeal Reductions	142,237	142,237	149,349
<b>Total Expenditures</b>	<b>1,841,217</b>	<b>1,554,335</b>	<b>2,566,711</b>
<b>Surplus/(Deficit)</b>	<b>0</b>	<b>120,712</b>	<b>0</b>

Bloorcourt Village BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	119,512	119,512	127,213
- Other Revenue	7,000	8,251	7,018
- Appeal Provision Surplus	8,353	8,353	6,334
Total Revenues	134,865	136,116	140,565
Expenditures:			
- Administration	11,100	9,122	11,100
- Capital	25,000	46,929	25,000
- Maintenance	71,000	64,298	71,000
- Promotion & Advertising	16,900	15,375	21,900
- 10% Provision for Assessment Appeal Reductions and Write-offs	10,865	10,865	11,565
Total Expenditures	134,865	146,589	140,565
Surplus/(Deficit)	0	(10,473)	0

College Promenade BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	128,350	128,350	128,589
- Other Revenue	4,000	8,865	8,539
- Appeal Provision Surplus	8,942	8,942	11,151
- Contribution from Accumulated Surplus	3,346	0	4,140
Total Revenues	144,638	146,157	152,419
Expenditures:			
- Administration	5,770	4,480	5,400
- Capital	126,000	129,115	133,629
- Maintenance	1,000	0	1,000
- Promotion & Advertising	200	100	700
- 10% Provision for Assessment Appeal Reductions and Write-offs	11,668	11,668	11,690
Total Expenditures	144,638	145,363	152,419
Surplus/(Deficit)	0	794	0

Corso Italia BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	206,017	206,017	165,547
- Other Revenue	49,300	55,600	43,000
- Appeal Provision Surplus	13,027	13,027	16,128
- Contribution from Accumulated Surplus	0	0	282,285
Total Revenues	268,344	274,644	506,960
Expenditures:			
- Administration	72,815	32,830	36,410
- Capital	0	10,000	265,000
- Maintenance	49,000	40,000	22,500
- Promotion & Advertising	127,800	140,800	168,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	18,729	18,729	15,050
Total Expenditures	268,344	242,359	506,960
Surplus/(Deficit)	0	32,285	0

Dundas West BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	96,591	96,591	96,591
- Other Revenue	1,200	13,050	1,200
- Appeal Provision Surplus	N/A	N/A	4,838
Total Revenues	97,791	109,641	102,629
Expenditures:			
- Administration	9,310	25,860	14,338
- Capital	79,000	3,750	77,000
- Maintenance	0	0	1,800
- Promotion & Advertising	700	1,250	710
- 10% Provision for Assessment Appeal Reductions and Write-offs	8,781	8,781	8,781
Total Expenditures	97,791	39,641	102,629
Surplus/(Deficit)	0	70,000	0

Gerrard India Bazaar BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	135,364	135,364	142,653
- Other Revenue	58,000	71,000	85,000
- Appeal Provision Surplus	7,944	7,944	21,566
- Contribution from Accumulated Surplus	15,000	0	0
Total Revenues	216,308	214,308	249,219
Expenditures:			
- Administration	54,002	57,782	60,185
- Capital	15,000	0	20,000
- Maintenance	10,000	10,000	10,000
- Promotion & Advertising	125,000	127,075	146,066
- 10% Provision for Assessment Appeal Reductions and Write-offs	12,306	12,306	12,968
Total Expenditures	216,308	207,163	249,219
Surplus/(Deficit)	0	7,145	0

Junction Gardens BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	303,727	303,727	271,024
- Other Revenue	0	3,200	500
- Appeal Provision Surplus	N/A	N/A	26,688
- Contribution from Accumulated Surplus	76,140	4,190	81,425
Total Revenues	379,867	311,117	379,637
Expenditures:			
- Administration	77,310	66,340	79,110
- Capital	8,000	0	60,000
- Maintenance	38,805	27,152	43,200
- Promotion & Advertising	153,727	115,600	172,688
- Appeal Provision Deficit	74,413	74,413	N/A
- 10% Provision for Assessment Appeal Reductions and Write-offs	27,612	27,612	24,639
Total Expenditures	379,867	311,117	379,637
Surplus/(Deficit)	0	0	0

Liberty Village BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	189,396	189,396	194,160
- Other Revenue	32,000	58,600	25,000
- Appeal Provision Surplus	12,274	12,274	291
- Contribution from Accumulated Surplus	0	100,000	160,000
Total Revenues	233,670	360,270	379,451
Expenditures:			
- Administration	86,952	87,346	99,200
- Capital	28,500	110,000	150,000
- Maintenance	72,500	72,500	78,500
- Promotion & Advertising	28,500	41,436	34,100
- 10% Provision for Assessment Appeal Reductions and Write-offs	17,218	17,218	17,651
Total Expenditures	233,670	328,500	379,451
Surplus/(Deficit)	0	31,770	0

Mimico by the Lake BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	28,725	28,725	34,495
- Other Revenue	2,200	2,500	3,000
- Appeal Provision Surplus	1,136	1,136	831
- Contribution from Accumulated Surplus	5,000	0	13,306
Total Revenues	37,061	32,361	51,631
Expenditures:			
- Administration	2,250	2,189	2,250
- Capital	14,000	5,900	25,000
- Maintenance	12,000	6,450	9,945
- Promotion & Advertising	6,200	5,740	11,300
- 10% Provision for Assessment Appeal Reductions and Write-offs	2,611	2,611	3,136
Total Expenditures	37,061	22,890	51,631
Surplus/(Deficit)	0	9,471	0

Parkdale Village BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	166,778	166,778	211,163
- Other Revenue	17,500	23,750	17,500
- Appeal Provision Surplus	13,239	13,239	8,451
- Contribution from Accumulated Surplus	0	0	300,000
Total Revenues	197,517	203,767	537,114
Expenditures:			
- Administration	66,355	67,281	73,317
- Capital	25,000	25,000	325,000
- Maintenance	37,000	37,000	52,000
- Promotion & Advertising	54,000	54,000	67,600
- 10% Provision for Assessment Appeal Reductions and Write-offs	15,162	15,162	19,197
Total Expenditures	197,517	198,443	537,114
Surplus/(Deficit)	0	5,324	0

Riverside District BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	136,692	136,692	136,692
- Other Revenue	1,000	2,509	1,750
- Appeal Provision Surplus	1,555	1,555	5,904
- Contribution from Accumulated Surplus	15,000	15,000	15,000
Total Revenues	154,247	155,756	159,346
Expenditures:			
- Administration	44,210	47,733	49,109
- Capital	25,000	25,000	25,000
- Maintenance	38,310	35,300	42,110
- Promotion & Advertising	34,300	34,286	30,700
- 10% Provision for Assessment Appeal Reductions and Write-offs	12,427	12,427	12,427
Total Expenditures	154,247	154,746	159,346
Surplus/(Deficit)	0	1,010	0



Sheppard East Village BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	165,000	165,000	193,057
- Other Revenue	0	11,400	0
Total Revenues	165,000	176,400	193,057
Expenditures:			
- Administration	38,000	65,550	41,910
- Capital	51,000	25,000	82,000
- Maintenance	8,000	8,000	7,000
- Promotion & Advertising	53,000	49,055	44,000
- Appeal Provision Deficit	N/A	N/A	596
- 10% Provision for Assessment Appeal Reductions and Write-offs	15,000	15,000	17,551
Total Expenditures	165,000	162,605	193,057
Surplus/(Deficit)	0	13,795	0

The Beach BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	148,500	148,500	165,150
- Other Revenue	6,500	24,417	15,500
- Appeal Provision Surplus	5,706	5,706	9,314
- Contribution from Accumulated Surplus	18,424	3,727	0
Total Revenues	179,130	182,350	189,964
Expenditures:			
- Administration	52,100	53,505	57,250
- Capital	18,150	21,590	31,400
- Maintenance	31,550	37,400	47,000
- Promotion & Advertising	63,830	56,355	39,300
- 10% Provision for Assessment Appeal Reductions and Write-offs	13,500	13,500	15,014
Total Expenditures	179,130	182,350	189,964
Surplus/(Deficit)	0	0	0

Uptown Yonge BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	115,500	115,500	115,500
- Other Revenue	11,000	8,500	1,550
- Appeal Provision Surplus	3,963	3,963	7,539
- Contribution from Accumulated Surplus	54,000	0	112,500
Total Revenues	184,463	127,963	237,089
Expenditures:			
- Administration	30,038	28,940	32,500
- Capital	95,000	0	172,500
- Maintenance	10,000	0	10,000
- Promotion & Advertising	38,925	27,300	11,589
- 10% Provision for Assessment Appeal Reductions and Write-offs	10,500	10,500	10,500
Total Expenditures	184,463	66,740	237,089
Surplus/(Deficit)	0	61,223	0

West Queen West BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	103,949	103,949	231,365
- Other Revenue	5,000	137	0
- Appeal Provision Surplus	7,861	7,861	6,578
Total Revenues	116,810	111,947	237,943
Expenditures:			
- Administration	32,160	27,617	59,960
- Capital	47,500	23,000	58,750
- Maintenance	1,000	1,000	46,000
- Promotion & Advertising	26,700	28,702	52,200
- 10% Provision for Assessment Appeal Reductions and Write-offs	9,450	9,450	21,033
Total Expenditures	116,810	89,769	237,943
Surplus/(Deficit)	0	22,178	0

Wexford Heights BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	183,121	183,121	184,309
- Other Revenue (vendor/sponsors/festival)	62,400	74,190	69,000
- Appeal Provision Surplus	12,300	12,300	17,870
Total Revenues	257,821	269,611	271,179
Expenditures:			
- Administration	45,674	46,869	46,924
- Capital	30,000	0	40,000
- Maintenance	10,000	6,205	12,500
- Promotion & Advertising	155,500	170,620	155,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	16,647	16,647	16,755
Total Expenditures	257,821	240,341	271,179
Surplus/(Deficit)	0	29,270	0

Yonge-Lawrence Village BIA 2008 Budget Summary			
	2007 Approved Budget	2007 Projected Actual	2008 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	161,150	161,150	182,707
- Other Revenue	8,000	9,675	6,500
- Appeal Provision Surplus	19,560	19,560	1,738
- Contribution from Accumulated Surplus	2,065	8,021	0
Total Revenues	190,775	198,406	190,945
Expenditures:			
- Administration	26,763	32,434	42,835
- Capital	30,750	26,772	10,500
- Maintenance	53,048	56,300	53,000
- Promotion & Advertising	65,564	68,250	68,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	14,650	14,650	16,610
Total Expenditures	190,775	198,406	190,945
Surplus/(Deficit)	0	0	0

## APPENDIX B

<b>Status of Business Improvement Area Budget Submissions</b>	
<b>Business Improvement Area</b>	<b>Stage in Budget Process</b>
Albion-Islington	
Bloor Annex	
Bloor by the Park	Included in this report
Bloor Street	
Bloor West Village	
Bloor-Yorkville	Included in this report
Bloorcourt Village	Included in this report
Bloordale Village	
Chinatown	
Church-Wellesley Village	
College Promenade	Included in this report
Corso Italia	Included in this report
Danforth Village	
Dovercourt Village	
Downtown Yonge	
Dundas West	Included in this report
Eglinton Hill	
Emery Village	
Fairbank Village	
Forest Hill Village	
Gerrard India Bazaar	Included in this report
Greektown on the Danforth	
Harbord Street	
Hillcrest Village	
Junction Gardens	Included in this report
Kennedy Road	
Knob Hill Plaza	
Korea Town	
Lakeshore Village	
Liberty Village	Included in this report
Little Italy	
Long Branch	
Mimico by the Lake	Included in this report
Mimico Village	
Mirvish Village	
Mount Dennis	
Old Cabbagetown	
Old Queen Street	
Pape Village	
Parkdale Village	Included in this report

Queens Quay Harbourfront	
Riverside District	Included in this report
Roncesvalles Village	
Rosedale Main Street	
St. Clair Avenue West	
St. Clair Gardens	
St. Lawrence Market Neighbourhood	
Sheppard East Village	Included in this report
The Beach	Included in this report
The Danforth	
The Eglinton Way	
The Kingsway	
Upper Village	
Uptown Yonge	Included in this report
Village of Islington	
West Queen West	Included in this report
Weston Village	
Wexford Heights	Included in this report
Wychwood Heights	
Yonge-Lawrence Village	Included in this report
York-Eglinton	