

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2008**

EMERY VILLAGE BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2008

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AUDITOR'S REPORT

To the Council of the Corporation of the City of Toronto and the Board of Management for the Emery Village Business Improvement Area

I have audited the statement of financial position of the Board of Management for the Emery Village Business Improvement Area as at December 31, 2008 and the statements of revenue, expenditure and operating surplus and changes in financial position for the year then ended. These financial statements are the responsibility of the Board's management. My responsibility is to express an opinion on these financial statements based on my audit.

I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I 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 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 my opinion, these financial statements present fairly in all material respects, the financial position of the Board as at December 31, 2008 and the results of its operations and changes in financial position for the year then ended in accordance with Canadian generally accepted accounting principles.

Toronto, Ontario
May 9, 2009



Chartered Accountant
Licensed Public Accountant

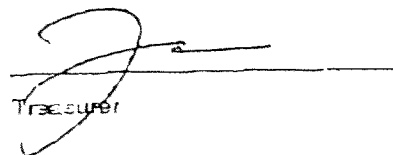
THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2008

	2008 \$	2007 \$
ASSETS		
Current		
Cash and short-term investments	1,434,320	1,185,756
Accounts receivable		
City of Toronto – special charges (Note 3)	248,169	69,625
Other	82,045	26,418
	<u>1,764,534</u>	<u>1,281,799</u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities		
City of Toronto	390,001	338,020
Other (Note 4)	62,265	117,247
	<u>452,266</u>	<u>455,267</u>
ACCUMULATED SURPLUS		
Operating (Note 5)	<u>1,312,268</u>	<u>826,532</u>
	<u>1,764,534</u>	<u>1,281,799</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF REVENUE, EXPENDITURE AND OPERATING SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2008**

	2008 \$ Budget	2008 \$ Actual	2007 \$ Actual
REVENUE			
City of Toronto – special charges	1,805,453	1,910,402	1,853,325
Sponsorships and contributions	29,600	122,553	127,850
Municipal grants	-	4,000	7,805
Interest	10,000	10,706	25,996
	<u>1,845,053</u>	<u>2,047,661</u>	<u>2,014,976</u>
EXPENDITURE			
Administration	477,100	290,665	247,970
Promotion and advertising	471,500	424,738	435,571
Capital and maintenance	777,000	800,663	653,110
Provision for uncollected special charges (Note 3)	119,453	45,859	116,506
	<u>1,845,053</u>	<u>1,561,925</u>	<u>1,453,157</u>
EXCESS OF REVENUE OVER EXPENDITURE FOR THE YEAR	-	485,736	561,819
OPERATING SURPLUS, BEGINNING OF YEAR	<u>826,532</u>	<u>826,532</u>	<u>264,713</u>
OPERATING SURPLUS, END OF YEAR	<u>826,532</u>	<u>1,312,268</u>	<u>826,532</u>

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEAR ENDED DECEMBER 31, 2008**

	2008	2007
	\$	\$
CASH PROVIDED BY (USED IN) OPERATIONS		
Excess of revenue over expenditure for the year	485,736	561,819
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(178,543)	(31,024)
Accounts receivable – other	(55,628)	(12,422)
Accounts payable - City of Toronto	51,981	193,574
Accounts payable – other	(54,982)	74,994
CASH PROVIDED BY (USED IN) OPERATIONS	248,564	786,941
CASH AND SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	1,185,756	398,815
CASH, AND SHORT-TERM INVESTMENTS, END OF YEAR	1,434,320	1,185,756

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2008**

1. ESTABLISHMENT AND OPERATIONS

The Emery Village Business Improvement Area (BIA) is established as a Business Improvement Area under the management and control of a Board of Management appointed by Council of the City of Toronto.

The Board is entrusted with the improvements, beautification and maintenance of municipally owned lands, buildings and structures in the area, together with the promotion of the area as a business or shopping area. Funding is provided by property owners of the BIA who are levied a special charge based on an annual operating budget prepared by the Board and approved by Council under Section 220(17) of the Municipal Act, as amended.

2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements are the representation of management and have been prepared in accordance with generally accepted accounting principles for local governments as prescribed by the Public Sector Accounting Board (PSAB) of the Canadian Institute of Chartered Accountants (CICA), the most significant of which are as follows:

- (a) Revenues and expenditures are recorded using the accrual basis of accounting.
- (b) Capital expenditures are charged to operations in the year of acquisition.
- (c) Services provided without charge by the City of Toronto and others are not recorded in these financial statements.

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2008**

3. CITY OF TORONTO – SPECIAL CHARGES

Special charges levied by the City are collected and remitted to the Board by the City. The total special charges outstanding consist of amounts collected by the City not yet remitted to the Board and amounts uncollected by the City.

The Board records special charges receivable net of an allowance for uncollected amounts. The special charges receivable from the City of Toronto are comprised of:

	2008 \$	2007 \$
Total special charges outstanding	416,469	237,925
Less: allowance for uncollected special charges	(168,300)	(168,300)
Special charges receivable	<u>248,169</u>	<u>69,625</u>

The provision for uncollected levies reported on the Statement of Revenue, Expenditure and Operating Surplus comprises:

	2008 \$	2007 \$
Special charges written-off	45,859	10,606
Provision for losses on assessment appeals	-	105,900
	<u>45,859</u>	<u>116,506</u>

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2008**

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES - OTHER

Accounts payable and accrued liabilities – other includes unspent funds amounting to \$57,824 (2007 - \$28,175) which were raised specifically for charitable and not-for-profit projects. These funds are retained in a separate bank account.

5. INSURANCE

The Board is required to deposit with the Treasurer, City of Toronto, insurance policies indemnifying the City against public liability and property damage in respect of the activities of the Board. Insurance coverage providing \$5,000,000 for each occurrence or accident has been obtained by the Board through the City of Toronto.