

**THE BOARD OF MANAGEMENT FOR THE
SHEPPARD EAST VILLAGE
BUSINESS IMPROVEMENT AREA**

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

SHEPPARD EAST VILLAGE BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2008

CONTENTS

	<u>Page</u>
Auditor's report	3
Financial statements	
Statement of financial position	4
Statement of revenue, expenditure and operating surplus	5
Statement of changes in financial position	6
Notes to financial statements	7 -9

AUDITOR'S REPORT


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

I have audited the statement of financial position of the Board of Management for the Sheppard East 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
April 8, 2009


Chartered Accountant
Licensed Public Accountant

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

	2008 \$	2007 \$
ASSETS		
Current		
Cash and short-term investments	163,411	55,124
Accounts receivable		
City of Toronto – special charges (Note 4)	7,990	179
Other	1,347	3,860
	<u>172,748</u>	<u>59,163</u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities		
City of Toronto	-	8,093
Other	1,104	3,218
	<u>1,104</u>	<u>11,311</u>
ACCUMULATED SURPLUS		
Operating (Note 5)	<u>171,644</u>	<u>47,852</u>
	<u>172,748</u>	<u>59,163</u>

Approved on behalf of the Board of Management:

Chair

Treasurer

**THE BOARD OF MANAGEMENT FOR THE
SHEPPARD EAST 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	193,057	193,057	165,000
Municipal grants	-	-	5,400
Fund raising, interest and other	-	1,553	197
	<u>193,057</u>	<u>194,610</u>	<u>170,597</u>
EXPENDITURE			
Administration	41,910	37,407	34,603
Promotion and advertising	44,000	22,088	36,925
Capital and maintenance (Note 3)	89,000	987	36,366
Provision for uncollected special charges (Note 4)	18,147	10,336	14,851
	<u>193,057</u>	<u>70,818</u>	<u>122,745</u>
EXCESS OF REVENUE OVER EXPENDITURE FOR THE YEAR	-	123,792	47,852
OPERATING SURPLUS, BEGINNING OF YEAR	<u>47,852</u>	<u>47,852</u>	-
OPERATING SURPLUS, END OF YEAR	<u>47,852</u>	<u>171,644</u>	<u>47,852</u>

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

	2007 \$	2007 \$
CASH PROVIDED BY OPERATIONS		
Excess of revenue over expenditure for the year	123,792	47,852
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(7,811)	(179)
Accounts receivable – other	2,513	(3,860)
Accounts payable - City of Toronto	(8,093)	8,093
Accounts payable – other	(2,114)	3,218
CASH PROVIDED BY OPERATIONS	108,287	55,124
CASH AND SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	55,124	-
CASH AND SHORT-TERM INVESTMENTS, END OF YEAR	163,411	55,124

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

1. ESTABLISHMENT AND OPERATIONS

The Sheppard East 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.

3. CAPITAL AND MAINTENANCE

In order to finance major capital expenses, the BIA annually budgets certain amounts and accumulates them as surplus. Once adequate funds have accumulated, the BIA undertakes cost-shared capital improvement projects with the City. For this reason the actual expenses in a given year could significantly differ from the amount budgeted for the year. The excess actual expenses are financed out of accumulated surplus.

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

4. 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	28,890	14,479
Less: allowance for uncollected special charges	(20,900)	(14,300)
Special charges receivable	<u>7,990</u>	<u>179</u>

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

	2008 \$	2007 \$
Special charges written-off	3,736	551
Provision for losses on assessment appeals	6,600	14,300
	<u>10,336</u>	<u>14,851</u>

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

5. COMMITMENTS

The Board, in co-operation with the City, has implemented cost-shared capital improvement projects on publicly owned property for several years. The projects are long-term in nature and are usually completed subsequent to the year of Council's approval. The Board is committed to capital improvement projects of which the Board's share of \$ nil (2007 - \$17,000) was outstanding as at December 31, 2008.

In addition to the above commitments, the Board has approved \$108,000 to be spent on streetscape improvements .

6. 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.