

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

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

# **UPPER 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 Upper Village Business Improvement Area**

I have audited the statement of financial position of the Board of Management for the Upper 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 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 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 6, 2009

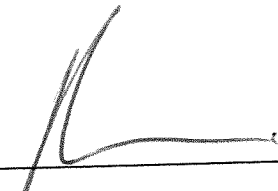
  
Chartered Accountant  
Licensed Public Accountant

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

	2008 \$	2007 \$
<b>ASSETS</b>		
<b>Current</b>		
Cash	51,388	31,323
Accounts receivable	3,229	23
City of Toronto - special charges (Note 4)	6,032	4,075
Other	<u>60,649</u>	<u>35,421</u>
<b>LIABILITIES</b>		
<b>Current</b>		
Accounts payable and accrued liabilities	-	-
City of Toronto	6,334	8,219
Other	6,064	6,064
Deferred revenue (note 5)	<u>12,396</u>	<u>14,283</u>
<b>ACCUMULATED SURPLUS</b>		
Operating	<u>48,251</u> <u>60,649</u>	<u>21,138</u> <u>35,421</u>

Approved on behalf of the Board of Management:

  
Chair

  
Treasurer

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

	<b>2008 \$ Budget</b>	<b>2008 \$ Actual</b>	<b>2007 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	71,126	71,126	-
Interest and other	-	300	1,230
	<u>71,126</u>	<u>71,426</u>	<u>1,230</u>
<b>EXPENDITURE</b>			
Administration	5,000	5,577	2,018
Promotion and advertising	26,000	6,460	19,757
Capital and maintenance (Note 3)	50,500	29,016	43,542
Provision for uncollected special charges (Note 4)	6,466	3,260	-
	<u>87,966</u>	<u>44,313</u>	<u>65,317</u>
<b>(DEFICIENCY) EXCESS OF REVENUE OVER EXPENDITURE FOR THE YEAR</b>	(16,840)	27,113	(64,087)
<b>OPERATING SURPLUS, BEGINNING OF YEAR</b>	21,138	21,138	85,225
	<u>4,298</u>	<u>48,251</u>	<u>21,138</u>
<b>OPERATING SURPLUS, END OF YEAR</b>			

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

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	<b>2008</b>	<b>2007</b>
	<b>\$</b>	<b>\$</b>
<b>CASH PROVIDED BY (USED IN) OPERATIONS</b>		
Excess (deficiency) of revenue over expenditure for the year	27,113	(64,087)
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(3,206)	1,550
Accounts receivable – other	(1,957)	502
Accounts payable – other	(1,885)	(15,744)
Accounts payable – City of Toronto	-	(2,985)
	<hr/>	<hr/>
<b>CASH PROVIDED BY (USED IN) OPERATIONS</b>	20,065	(80,764)
<b>CASH, BEGINNING OF YEAR</b>	31,323	112,087
	<hr/>	<hr/>
<b>CASH, END OF YEAR</b>	<u>51,388</u>	<u>31,323</u>

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

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**1. ESTABLISHMENT AND OPERATIONS**

The Upper Village Business Improvement Area (BIA), formerly known as Upper Village (Toronto) Business Improvement Area, 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  
UPPER VILLAGE BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONTD  
FOR THE YEAR ENDED DECEMBER 31, 2008**

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**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:

	<b>2008</b>	<b>2007</b>
	<b>\$</b>	<b>\$</b>
Total special charges outstanding	4,229	2,723
Less: allowance for uncollected special charges	<u>1,000</u>	<u>(2,700)</u>
Special charges receivable	<u><u>3,229</u></u>	<u><u>23</u></u>

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

	<b>2008</b>	<b>2007</b>
	<b>\$</b>	<b>\$</b>
Special charges written-off	4,960	-
Change in allowance for uncollected special charges	<u>(1,700)</u>	<u>-</u>
	<u><u>(3,260)</u></u>	<u><u>-</u></u>

**5. DEFERRED REVENUE**

Deferred revenue consists of the balance of the funds, which have been received by the BIA for specific projects, which the BIA has not yet expensed.



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

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**6. 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 was outstanding as at December 31, 2008.

**7. 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.