



STAFF REPORT ACTION REQUIRED

Business Improvement Areas (BIAs) – 2010 Operating Budgets - Report No. 1

Date:	October 22, 2009
To:	Economic Development Committee
From:	Deputy City Manager and Chief Financial Officer
Wards:	All
Reference Number:	P:\2009\Internal Services\FP\ed09021FP (AFS#10363)

SUMMARY

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 15, 2009 have been reviewed and are reported herein; BIA Operating Budgets received after this date will be brought forward in later reports. Of the 71 established BIAs, 14 BIA budgets are submitted for approval in this report.

The recommendations reflect 2010 Operating Budgets approved by the respective BIAs' Boards of Management and have been reviewed by City staff to ensure BIA budgets reflect Council's approved policies and practices.

RECOMMENDATIONS

The Deputy City Manager and Chief Financial Officer recommends that:

1. The Economic Development Committee adopt and certify to City Council the 2010 expenditure requests and levy requirements of the following Business Improvement Areas:

Business Improvement Area	2010 Expenditure Estimates (\$)	2010 Levy Funds Required (\$)
Corso Italia	271,569	248,694
Danforth Mosaic	329,032	274,248
Danforth Village	612,193	582,815
Gerrard India Bazaar	234,695	138,175
Greektown on the Danforth	1,246,554	425,748
Junction Gardens	342,704	256,807
Korea Town	111,540	40,329
Mimico Village	22,771	15,818
Pape Village	64,475	60,394
St. Lawrence Market Neighbourhood	358,338	257,568
The Beach	207,873	181,060
Toronto Entertainment District	1,506,000	1,200,000
Village of Islington	123,477	96,580
Yonge-Lawrence Village	200,554	190,186

FINANCIAL IMPACT

No City funding is required since financing of Business Improvement Area budgets is raised by a special levy on members which totals \$3,968,422 in this report.

All of the 2010 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 2010 Operating Budget. The BIA budgets have provisions for required capital cost-sharing contributions for those projects approved in 2009 or prior and carried forward into 2010, as well as new capital cost-share projects included in the 2010 Recommended 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 2009 budgets were approved are set out below:

Business Improvement Area	Approved by Board of Management	Approved by Membership
Corso Italia	September 14, 2009	September 28, 2009
Danforth Mosaic	September 15, 2009	October 15, 2009
Danforth Village	August 18, 2009	September 22, 2009
Gerrard India Bazaar	September 9, 2009	September 30, 2009
Greektown on the Danforth	August 18, 2009	September 24, 2009
Junction Gardens	September 2, 2009	October 1, 2009
Korea Town	August 12, 2009	September 23, 2009
Mimico Village	September 9, 2009	September 30, 2009
Pape Village	September 15, 2009	October 7, 2009
St. Lawrence Market Neighborhood	September 29, 2009	September 29, 2009
The Beach	September 9, 2009	September 22, 2009
Toronto Entertainment District	October 15, 2009	October 15, 2009
Village of Islington	September 4, 2009	October 1, 2009
Yonge-Lawrence Village	September 17, 2009	October 13, 2009

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 2010 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 their 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 19, 2009 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 2010 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, Culture and Tourism’s annual 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 2010 Operating Budget’s 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 2009 or prior and carried forward into 2010, and new capital projects recommended in the 2010 Economic Development, Culture and Tourism 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 2010 Operating Budget.

COMMENTS

The *Corso Italia BIA* 2010 Operating Budget was approved at meetings of the BIA’s Board of Management on September 14, 2009 and its general membership on September 28, 2009. The proposed budget of \$271,569 in expenditures is similar to that in 2009, but with more emphasis placed on advertising rather than on promotional events and festivals. Capital cost-shared projects planned for 2010 include flower pots and banner arms. The 2010 BIA levy requirement of \$248,694 represents a 15.7% increase from the 2009 level; the levy increase is necessary to compensate for the end of the Shop St. Clair funding. To balance the budget, the BIA will use the appeal provision surplus of \$16,875 that the City is returning to the BIA in 2010, as well as \$6,000 of GST recoveries. It is recommended that the Corso Italia BIA’s 2010 budget of expenditures totalling \$271,569 and a BIA levy of \$248,694 be approved.

The *Danforth Mosaic BIA* 2010 Operating Budget was approved at meetings of the BIA’s Board of Management on September 15, 2009 and its general membership on October 15, 2009. The BIA proposes a balanced budget having expenditures of \$329,032

and revenues of the same amount derived from a BIA levy of \$274,248, the appeal provision surplus of \$21,259, expected festival sponsorships of \$3,375, interest income of \$150, and \$30,000 of accumulated funds previously earmarked for capital cost-shared projects. The 2010 BIA levy requirement represents a 5% or \$13,000 increase from 2009; this increase is necessary to fund a 16% increase in spending in 2010. Expenditures consist of \$85,850 for general BIA administration including the hiring of a full-time BIA coordinator; \$35,000 for streetscape improvement capital cost-shared projects for clamp-on pedestrian lighting and electrical Ground Fault Interrupt (GFI) outlets; \$75,000 for flowers and floral care for the planters; \$27,000 for graffiti removal and cleanup in the BIA; and \$81,250 for advertising, marketing and promotional events. The proposed 2010 Operating Budget reflects the BIA's priorities to improve the commercial vitality and viability of the area through organization and collaboration, identity branding and marketing, and beautification of the area. The BIA is projecting an operating surplus of \$15,335 in 2009 as a number of proposed capital projects were deferred. It is recommended that the Danforth Mosaic BIA's 2010 budget of expenditures totalling \$329,032 and a BIA levy of \$274,248 be approved.

The ***Danforth Village BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on August 18, 2009 and its general membership on September 22, 2009. In 2010, the BIA plans to substantially complete capital improvements that are part of the streetscape program and complete the winter light decoration program. These improvements and ongoing maintenance will be the basis for an expanded promotion program, including print and internet advertising, and initiating a program of events starting in 2011. To accomplish these objectives, the BIA proposes an expenditure budget of \$612,193, which is \$108,219 or 21% higher than in 2009. The BIA proposes to increase the levy requirement by \$120,218 or 26% to \$582,815. The levy increase will fund planned streetscape improvement capital cost-shared projects that are part of the BIA's Streetscape Plan. Besides providing for capital cost-shared projects, the levy will fund an expanded capital maintenance program to purchase flowers and winter decorations for the increased number of planters and hanging baskets, and broader marketing and promotion initiatives. In addition to the levy, the BIA will utilize the appeal provision surplus of \$29,378 that the City will be returning, to produce a balanced budget. It is recommended that the Danforth Village BIA's 2010 budget of expenditures totalling \$612,193 and a BIA levy of \$582,815 be approved.

The ***Gerrard India Bazaar BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2009 and its general membership on September 30, 2009. The balanced budget with expenditures of \$234,695 will be funded by revenues from a BIA levy of \$138,175; the appeal provision surplus of \$9,520; anticipated festival sponsorships of \$80,000; and other revenues of \$7,000. The proposed budget provides for increased promotional events/festivals; landscaping and new banners; ongoing capital maintenance and graffiti removal; and general BIA administration. It is recommended that the Gerrard India Bazaar BIA's 2010 budget of expenditures totalling \$234,695 and a BIA levy of \$138,175 be approved.

The ***Greektown on the Danforth BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on August 18, 2009 and its general membership on September 24, 2009. The BIA proposes to maintain the same levy as in 2009 to fund operating expenses in 2010, and use \$350,000 of accumulated funds earmarked for capital cost-shared projects, plus the appeal provision surplus of \$26,806, to implement Phase 1 of the Streetscape Master Plan. Planned expenditures include increased general BIA administration spending driven by the necessity for more BIA coordinator resources; capital cost-shared projects for pedestrian lights and streetscape improvements (in-ground trees); allocating \$50,000 to a capital reserve for future capital projects; ongoing capital maintenance and sidewalk pressure washing; increased advertising and marketing; and holding the same number of promotional and community events as in 2009. As recommended by the BIA's auditor, the BIA budget separates out the total estimated revenue and expenditures for the Taste of the Danforth event. The 2010 budget for this key event reflects 2009 actual expense and revenue levels, which is less than what was budgeted in 2009. The BIA anticipates \$325,000 in sponsorships, \$25,000 in federal/provincial grants and \$75,000 in festival revenue to offset the costs of the very popular Taste of the Danforth Festival. To provide for a balanced budget, the BIA also expects \$9,000 of interest income and \$10,000 of other revenues. An operating surplus of \$18,136 is forecasted in 2009 as some proposed capital projects were deferred pending review of streetscape options, and less promotional spending than originally estimated due to less sponsorship funding received. It is recommended that the Greektown on the Danforth BIA's 2010 budget of expenditures totalling \$1,246,554 and a BIA levy of \$425,748 be approved.

The ***Junction Gardens BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 2, 2009 and its general membership held on October 1, 2009. The BIA proposes to maintain the same level of expenditures for general BIA administration, capital maintenance, advertising, marketing and promotional activities in 2010 as budgeted in 2009. Capital cost-shared projects planned for 2010 include benches, planters and banners. The balanced budget of \$342,704 in expenditures will require a levy requirement of \$256,807. In addition to the BIA levy, other revenues include the appeal provision surplus of \$9,897 that the City will be returning to the BIA, and interest income of \$1,000. The BIA will use \$75,000 of its accumulated funds earmarked for capital cost-shared projects for the planned projects in 2010. The BIA is projecting an operating surplus of \$30,918 in 2009 due to overall lower than budgeted spending levels across all areas. It is recommended that the Junction Gardens BIA's 2010 budget of expenditures totalling \$342,704 and a BIA levy of \$256,807 be approved.

The ***Korea Town BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on August 12, 2009 and its general membership on September 23, 2009. The budget of expenditures totalling \$111,540 includes \$16,250 for streetscape improvement capital cost-share projects (street planters; planter flower baskets; banners); \$31,500 for increased capital maintenance; \$32,000 for the Korean Dano Spring Festival event; \$4,200 for advertising and marketing; and \$23,924 for general BIA administration. Reflecting economic conditions, the reduced expenditure budget results in an 11% decrease in the levy requirement to \$40,329 in 2010. In addition to the levy requirement,

the BIA expects fewer sponsorships of the Spring Festival amounting to only \$32,000, the appeal provision surplus of \$2,911 that the City is returning, and other income of \$2,300 to provide a balanced budget. Accumulated funds of \$34,000 will be used to fund the aforementioned capital projects and increased capital maintenance. It is recommended that the Korea Town BIA's 2010 budget of expenditures totalling \$111,540 and a BIA levy of \$40,329 be approved.

The ***Mimico Village BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2009 and its general membership on September 30, 2009. The BIA proposes to maintain the same levy as in 2009 and use \$5,988 of its accumulated funds and the appeal provision surplus of \$765 to fund a capital cost-shared project for new banners; ongoing capital maintenance; a newsletter and the annual Tulip Festival promotional event; and general BIA administration expenditures. The balanced budget also assumes GST recoveries of \$200. It is recommended that the Mimico Village BIA's 2010 budget of expenditures totalling \$22,771 and a BIA levy of \$15,818 be approved.

The ***Pape Village BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 15, 2009 and its general membership on October 7, 2009. The balanced budget of expenditures and revenues is similar to that in 2009 except for capital spending which is less as the BIA completes the balance of the branding banners project; this is offset by increased capital maintenance in 2010. The BIA proposes to maintain a similar levy as in 2009 and utilize the appeal provision surplus of \$2,481 that the City is returning to the BIA. Other revenues expected include a grant of \$1,000 from the City's Community Festivals and Special Events Program, and \$600 of GST recoveries and interest. It is recommended that the Pape Village BIA's 2010 budget of expenditures totalling \$64,475 and a BIA levy of \$60,394 be approved.

The ***St. Lawrence Market Neighbourhood BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on September 29, 2009. The BIA proposes to increase the levy by 1% to \$257,568 and use \$51,770 of its accumulated surplus funds to cover operating expenses and capital cost-shared projects. The proposed budget will enable the BIA to implement streetscape improvements at Wellington/Church and Front Street median from Jarvis to George; raise funds for the Berczy Park improvement capital project; provide a more cost efficient maintenance program for the whole BIA; purchase flowers and floral care for the planters; continue advertising and promotional initiatives; and provide for general BIA administration. To offset part of the costs of staging the various events/ festivals, the BIA expects to generate \$40,000 in sponsorships and advertising revenue from the brochure, website and advertising programs, and \$9,000 from film shoots in the area. These ancillary revenue projections are 32% or \$12,000 higher than in 2009. The BIA's appeal provision deficit of \$4,472 will be funded from the 2010 levies. It is recommended that the St. Lawrence Market Neighbourhood BIA's 2010 budget of expenditures totalling \$358,338 and a BIA levy of \$257,568 be approved.

The Beach BIA 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 9, 2009 and its general membership on September 22, 2009. Budgeted expenditures in 2010 are maintained at 2009 levels due the poor economic environment. The new graffiti removal initiative started in 2009 will be continued in 2010 to address problems in the area. To offset the cost of the graffiti program, the BIA will reduce capital spending by implementing only one capital cost-shared project, for hanging flower baskets and permanent ground planters. To hold the line on the 2010 levy, the BIA proposes to increase the levy by 2.7% to \$181,060 and use \$8,598 of accumulated surplus funds. In addition to the levy, the BIA will be receiving the appeal provision surplus of \$11,215 back from the City. Other anticipated revenues of \$3,000 and expected sponsorship revenue of \$4,000 will help produce a balanced budget. It is recommended that The Beach BIA's 2010 budget of expenditures totalling \$207,873 and a BIA levy of \$181,060 be approved.

The ***Toronto Entertainment District BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management and its general membership both held on October 15, 2009. The Master Plan was completed and approved by the Board in the Spring of 2009. The proposed budget reflects the BIA's priorities and initiatives for 2010 as identified in the Master Plan. The BIA will start Phase 1 of the Master Plan with a technical design study for streetscape improvements and undertake some non-cost-shared capital projects in 2010. As part of the Marketing/Branding Strategy, the BIA will continue with its public relations and branding campaign in 2010, and do an advertising campaign. The BIA proposes to maintain the same levy as in 2009 to fund operating expenditures and use \$300,000 of accumulated funds for non-cost-shared capital projects. Including expected interest income of \$6,000, these three revenue sources provide for a balanced budget. The BIA's appeal provision deficit of \$91,975 will be funded from the 2010 levies. It is recommended that the Toronto Entertainment District BIA's 2010 budget of expenditures totalling \$1,506,000 and a BIA levy of \$1,200,000 be approved.

The ***Village of Islington BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 4, 2009 and its general membership on October 1, 2009. The BIA proposes a balanced budget with revenues from an 8% increase in the levy to \$96,580 to fund planned BIA capital projects (tree lighting; banners; mural), advertising and promotional activities, capital maintenance, and general BIA administration expenditures. The additional levies, together with the appeal provision surplus of \$2,197, will be used for a mural project. The BIA expects one-time funding of \$5,000 from the City's Mural Program for its mural project, and a grant of \$2,500 from the Community Festivals and Special Events Program to support its Paint the Street Festival. This festival is expected to generate \$14,500 of sponsorship revenues to help defray event costs. The BIA also anticipates other revenues of \$2,700. It is recommended that the Village of Islington BIA's 2010 budget of expenditures totalling \$123,477 and a BIA levy of \$96,580 be approved.

The ***Yonge-Lawrence Village BIA*** 2010 Operating Budget was approved at meetings of the BIA's Board of Management on September 17, 2009 and its general membership on October 13, 2009. The BIA proposes to increase the levy by 2% to \$190,186 to fund an

expanded Spring Festival, introduce a new “reusable shopping bag” giveaway promotion, ongoing advertising and promotional events, capital maintenance, and general BIA administration in 2010. Capital cost-shared projects continued into 2010 include more street banners and sidewalk benches. In addition to the levy, the BIA will be receiving the appeal provision surplus of \$3,268 back from the City. The BIA also expects other revenues such as sponsorships and interest income, totalling \$7,100 to provide a balanced budget. It is recommended that the Yonge-Lawrence Village BIA’s 2010 budget of expenditures totalling \$200,554 and a BIA levy of \$190,186 be approved.

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SIGNATURE

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ATTACHMENTS

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

APPENDIX A

Corso Italia BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	214,951	214,951	248,694
- Other Revenue	40,259	47,000	6,000
- Appeal Provision Surplus	15,741	15,741	16,875
Total Revenues	270,951	277,692	271,569
Expenditures:			
- Administration	35,410	35,320	37,460
- Capital	16,000	16,000	10,500
- Maintenance	30,000	34,000	38,000
- Promotion & Advertising	170,000	170,220	163,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	19,541	19,541	22,609
Total Expenditures	270,951	275,081	271,569
Surplus/(Deficit)	0	2,611	0

Danforth Mosaic BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	261,328	261,328	274,248
- Other Revenue	5,500	0	3,525
- Appeal Provision Surplus	17,064	17,064	21,259
- Contribution from Accumulated Surplus	0	0	30,000
Total Revenues	283,892	278,392	329,032
Expenditures:			
- Administration	31,385	70,150	85,850
- Capital	109,000	0	35,000
- Maintenance	40,000	110,000	102,000
- Promotion & Advertising	79,750	59,150	81,250
- 10% Provision for Assessment Appeal Reductions and Write-offs	23,757	23,757	24,932
Total Expenditures	283,892	263,057	329,032
Surplus/(Deficit)	0	15,335	0

Danforth Village BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	462,597	462,597	582,815
- Other Revenue	0	0	0
- Appeal Provision Surplus	41,377	41,377	29,378
Total Revenues	503,974	503,974	612,193
Expenditures:			
- Administration	66,150	20,300	30,450
- Capital	197,500	219,198	201,360
- Maintenance	153,270	183,500	233,000
- Promotion & Advertising	45,000	40,000	94,400
- 10% Provision for Assessment Appeal Reductions and Write-offs	42,054	42,054	52,983
Total Expenditures	503,974	505,052	612,193
Surplus/(Deficit)	0	(1,078)*	0

*To be funded from the BIA's accumulated surplus.

Gerrard India Bazaar BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	139,062	139,062	138,175
- Other Revenue	102,000	102,830	87,000
- Appeal Provision Surplus	15,830	15,830	9,520
Total Revenues	256,892	257,722	234,695
Expenditures:			
- Administration	58,950	63,341	62,534
- Capital	10,000	25,139	5,000
- Maintenance	13,500	12,500	6,000
- Promotion & Advertising	161,800	144,100	148,600
- 10% Provision for Assessment Appeal Reductions and Write-offs	12,642	12,642	12,561
Total Expenditures	256,892	257,722	234,695
Surplus/(Deficit)	0	0	0

Greektown on the Danforth BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	425,748	425,748	425,748
- Other Revenue	675,000	423,900	444,000
- Appeal Provision Surplus	34,316	34,316	26,806
- Contribution from Accumulated Surplus	0	0	350,000
Total Revenues	1,135,064	883,964	1,246,554
Expenditures:			
- Administration	122,660	134,924	145,094
- Capital	159,000	115,000	382,500
- Maintenance	118,700	121,200	111,200
- Promotion & Advertising	696,000	456,000	569,056
- 10% Provision for Assessment Appeal Reductions and Write-offs	38,704	38,704	38,704
Total Expenditures	1,135,064	865,828	1,246,554
Surplus/(Deficit)	0	18,136	0

Junction Gardens BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	259,904	259,904	256,807
- Other Revenue	250	0	1,000
- Appeal Provision Surplus	21,969	21,969	9,897
- Contribution from Accumulated Surplus	0	0	75,000
Total Revenues	282,123	281,873	342,704
Expenditures:			
- Administration	88,250	75,017	88,358
- Capital	15,000	10,000	75,000
- Maintenance	27,000	24,000	27,000
- Promotion & Advertising	128,245	118,310	129,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	23,628	23,628	23,346
Total Expenditures	282,123	250,955	342,704
Surplus/(Deficit)	0	30,918	0

Korea Town BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	45,503	45,503	40,329
- Other Revenue	40,500	55,800	34,300
- Appeal Provision Surplus	3,708	3,708	2,911
- Contribution from Accumulated Surplus	40,000	0	34,000
Total Revenues	129,711	105,011	111,540
Expenditures:			
- Administration	24,474	22,414	23,924
- Capital	41,500	10,157	16,250
- Maintenance	17,600	14,900	31,500
- Promotion & Advertising	42,000	55,380	36,200
- 10% Provision for Assessment Appeal Reductions and Write-offs	4,137	4,137	3,666
Total Expenditures	129,711	106,988	111,540
Surplus/(Deficit)	0	(1,977)*	0

*To be funded from the BIA's accumulated surplus.

Mimico Village BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	15,826	15,826	15,818
- Other Revenue	1,000	200	200
- Appeal Provision Surplus	2,043	2,043	765
- Contribution from Accumulated Surplus	3,100	2,944	5,988
Total Revenues	21,969	21,013	22,771
Expenditures:			
- Administration	1,830	1,970	1,758
- Capital	3,000	2,135	3,000
- Maintenance	4,700	3,666	3,575
- Promotion & Advertising	11,000	11,803	13,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	1,439	1,439	1,438
Total Expenditures	21,969	21,013	22,771
Surplus/(Deficit)	0	0	0

Pape Village BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	59,286	59,286	60,394
- Other Revenue	1,250	2,128	1,600
- Appeal Provision Surplus	4,687	4,687	2,481
- Contribution from Accumulated Surplus	0	5,563	0
Total Revenues	65,223	71,664	64,475
Expenditures:			
- Administration	17,833	17,645	17,835
- Capital	10,000	16,000	5,000
- Maintenance	12,250	13,178	15,150
- Promotion & Advertising	19,750	19,451	21,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	5,390	5,390	5,490
Total Expenditures	65,223	71,664	64,475
Surplus/(Deficit)	0	0	0

St. Lawrence Market Neighbourhood BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	255,001	255,001	257,568
- Other Revenue	39,900	44,300	49,000
- Appeal Provision Surplus	15,901	15,901	N/A
- Contribution from Accumulated Surplus	0	0	51,770
Total Revenues	310,802	315,202	358,338
Expenditures:			
- Administration	94,320	95,350	92,550
- Capital	72,500	79,100	150,000
- Maintenance	75,450	72,900	50,000
- Promotion & Advertising	45,350	37,000	37,900
- Appeal Provision Deficit	N/A	N/A	4,472
- 10% Provision for Assessment Appeal Reductions and Write-offs	23,182	23,182	23,415
Total Expenditures	310,802	307,532	358,338
Surplus/(Deficit)	0	7,670	0

The Beach BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	176,321	176,321	181,060
- Other Revenue	14,000	11,502	7,000
- Appeal Provision Surplus	21,078	21,078	11,215
- Contribution from Accumulated Surplus	0	2,952	8,598
Total Revenues	211,399	211,853	207,873
Expenditures:			
- Administration	60,645	60,595	63,115
- Capital	30,700	20,220	6,600
- Maintenance	47,000	67,191	64,988
- Promotion & Advertising	57,025	47,818	56,710
- 10% Provision for Assessment Appeal Reductions and Write-offs	16,029	16,029	16,460
Total Expenditures	211,399	211,853	207,873
Surplus/(Deficit)	0	0	0

Toronto Entertainment District BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	1,200,000	1,200,000	1,200,000
- Other Revenue	14,000	15,717	6,000
- Contribution from Accumulated Surplus	470,000	24,300	300,000
Total Revenues	1,684,000	1,240,017	1,506,000
Expenditures:			
- Administration	412,235	326,693	352,934
- Capital	605,000	258,365	380,000
- Maintenance	130,000	46,738	130,000
- Promotion & Advertising	363,500	434,956	442,000
- Appeal Provision Deficit	64,174	64,174	91,975
- 10% Provision for Assessment Appeal Reductions and Write-offs	109,091	109,091	109,091
Total Expenditures	1,684,000	1,240,017	1,506,000
Surplus/(Deficit)	0	0	0

Village of Islington BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	89,241	89,241	96,580
- Other Revenue	35,594	52,292	24,700
- Appeal Provision Surplus	3,691	3,691	2,197
- Contribution from Accumulated Surplus	0	16,109	0
Total Revenues	128,526	161,333	123,477
Expenditures:			
- Administration	8,701	8,693	8,697
- Capital	39,592	44,817	25,000
- Maintenance	32,520	33,566	30,000
- Promotion & Advertising	39,600	66,144	51,000
- 10% Provision for Assessment Appeal Reductions and Write-offs	8,113	8,113	8,780
Total Expenditures	128,526	161,333	123,477
Surplus/(Deficit)	0	0	0

Yonge-Lawrence Village BIA 2010 Budget Summary			
	2009 Approved Budget	2009 Projected Actual	2010 Budget Request (\$)
Revenue:			
- Levy Funds Required (incl. 10% provision)	186,110	186,110	190,186
- Other Revenue	10,000	11,400	7,100
- Appeal Provision Surplus	2,039	2,039	3,268
Total Revenues	198,149	199,549	200,554
Expenditures:			
- Administration	49,490	49,610	49,590
- Capital	6,240	7,020	4,674
- Maintenance	55,500	51,000	48,500
- Promotion & Advertising	70,000	70,000	80,500
- 10% Provision for Assessment Appeal Reductions and Write-offs	16,919	16,919	17,290
Total Expenditures	198,149	194,549	200,554
Surplus/(Deficit)	0	5,000	0

APPENDIX B

Status of Business Improvement Area Budget Submissions	
Business Improvement Area	Stage in Budget Process
Albion-Islington	
Annex-Dupont	
Baby Point Gates	
Bloor Annex	
Bloor by the Park	
Bloorcourt Village	
Bloordale Village	
Bloor Street	
Bloor West Village	
Bloor-Yorkville	
Cabbagetown (formerly Old Cabbagetown)	
Chinatown	
Church-Wellesley Village	
College Promenade	
Corso Italia	Included in this report
Crossroads of the Danforth	
Danforth Mosaic (formerly Midtown Danforth)	Included in this report
Danforth Village	Included in this report
Dovercourt Village	
Downtown Yonge	
Dundas West	
Eglinton Hill	
Emery Village	
Fairbank Village	
Forest Hill Village	
Gerrard India Bazaar	Included in this report
Greektown on the Danforth	Included in this report
Harbord Street	
Hillcrest Village	
Historic Queen East (formerly Old Queen Street)	
Junction Gardens	Included in this report
Kennedy Road	
Kensington Market	
Korea Town	Included in this report
Lakeshore Village	
Liberty Village	
Little Italy	
Little Portugal (formerly Dundas-Ossington)	
Long Branch	
Mimico by the Lake	

Mimico Village	Included in this report
Mirvish Village	
Mount Dennis	
Mount Pleasant	
Oakwood Village	
Pape Village	Included in this report
Parkdale Village	
Queen Street West	
Regal Heights Village (formerly St. Clair Avenue West)	
Riverside District	
Roncesvalles Village	
Rosedale Main Street	
St. Clair Gardens	
St. Lawrence Market Neighbourhood	Included in this report
Sheppard East Village	
The Beach	Included in this report
The Danforth	
The Eglinton Way	
The Kingsway	
The Waterfront (formerly Queens Quay Harbourfront)	
Toronto Entertainment District	Included in this report
Trinity Bellwoods (formerly Dundas-Bathurst)	
Upper Village	
Uptown Yonge	
Village of Islington	Included in this report
West Queen West	
Weston Village	
Wexford Heights	
Wychwood Heights	
Yonge-Lawrence Village	Included in this report
York-Eglinton	