

**Appendix I:**

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY  
BUSINESS IMPROVEMENT AREA**

**Financial Statements  
For the Year Ended December 31, 2011**

# **CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA**

**DECEMBER 31, 2011**

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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 Church-Wellesley Business Improvement Area**

I have audited the accompanying financial statements of Church-Wellesley Business Improvement Area, which comprise the statement of financial position as at December 31, 2011 and the statements of operations and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

#### **Management's responsibility for the financial statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian generally accepted accounting principles and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

#### **Auditor's Responsibility**

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 comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

#### **Opinion**

In my opinion, these financial statements present fairly in all material respects, the financial position of the Board as at December 31, 2011 and the results of its operations and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.

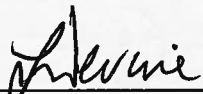
Toronto, Ontario  
March 24, 2012

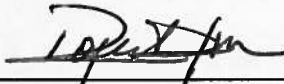
  
Chartered Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
STATEMENT OF FINANCIAL POSITION  
AS AT DECEMBER 31, 2011**

	<b>2011</b>	<b>2010</b>
	<b>\$</b>	<b>\$</b>
<b>FINANCIAL ASSETS</b>		
Cash	102,770	114,747
Accounts receivable		
City of Toronto – special charges (Note 3)	1,300	-
City of Toronto – other	-	180
Other	21,238	18,905
	<u>125,308</u>	<u>133,832</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto	408	1,853
Other	22,239	4,270
	<u>22,647</u>	<u>6,123</u>
<b>NET FINANCIAL ASSETS</b>	102,661	127,709
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 4)	28,932	26,403
	<u>131,593</u>	<u>154,112</u>
<b>ACCUMULATED SURPLUS</b>	<u>131,593</u>	<u>154,112</u>

Approved on behalf of the Board of Management:

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2011**

	<b>2011 \$ Budget (Note 7)</b>	<b>2011 \$ Actual</b>	<b>2010 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	231,933	231,933	225,991
Interest, sponsorships and other	17,700	12,293	11,048
	<u>249,633</u>	<u>244,226</u>	<u>237,039</u>
<b>EXPENSES</b>			
Administration	87,050	91,384	76,203
Promotion and advertising	95,150	96,995	104,245
Maintenance	42,000	39,175	33,727
Capital / amortization	89,500	18,911	24,267
Provision for uncollected special charges (Note 3)	23,433	20,280	22,428
	<u>337,133</u>	<u>266,745</u>	<u>260,870</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	<b>(87,500)</b>	<b>(22,519)</b>	<b>(23,831)</b>
<b>OPERATING SURPLUS, BEGINNING OF YEAR</b>	<b>154,122</b>	<b>154,112</b>	<b>177,943</b>
<b>OPERATING SURPLUS, END OF YEAR</b>	<b><u>66,622</u></b>	<b><u>131,593</u></b>	<b><u>154,112</u></b>

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2011**

	<b>2011</b>	<b>2010</b>
	<b>\$</b>	<b>\$</b>
Increase (decrease) in cash		
<b>Cash flows from operating transactions</b>		
Surplus (Deficit) for the year	(22,519)	(23,831)
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	18,911	24,267
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(1,120)	11,964
Accounts receivable – other	(2,333)	9,465
Accounts payable - City of Toronto	(1,445)	1,853
Accounts payable – other	17,969	(1,322)
<b>Cash Provided By Operations</b>	<u>9,463</u>	<u>22,396</u>
<b>Capital Transactions</b>		
Purchase of tangible capital assets	(21,440)	-
<b>Cash, Beginning Of Year</b>	<u>114,747</u>	<u>92,351</u>
<b>Cash, End Of Year</b>	<u><u>102,770</u></u>	<u><u>114,747</u></u>

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2011**

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**1. ESTABLISHMENT AND OPERATIONS**

The Church-Wellesley 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 expenses are recorded using the accrual basis of accounting.

(b) Capital assets  
Purchased capital assets are recorded at cost. Amortization is calculated on a straight-line basis over the estimated useful lives of the assets as follows:

Banners & Flags	3 years
Alexander Wood Sculpture	5 years
Benches	5 years
Gateway Signs	5 years
Lights	5 years
Planters	5 years

(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  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2011**

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**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 (payable) from/to the City of Toronto are comprised of:

	2011 \$	2010 \$
Total special charges outstanding	55,700	41,247
Less: allowance for uncollected special charges	<u>(54,400)</u>	<u>(43,100)</u>
Special charges receivable (payable)	<u>1,300</u>	<u>(1,853)</u>

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

	2011 \$	2010 \$
Special charges written-off	8,980	11,728
Change in allowance for uncollected special charges	<u>11,300</u>	<u>10,700</u>
	<u>20,280</u>	<u>22,428</u>



**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2011**

**4. CAPITAL ASSETS**

	<b>2011</b>		
	<b>Cost</b>	<b>Accumulated Amortization</b>	<b>Net book Value</b>
Alexander Wood Sculpture	57,487	57,487	-
Benches	2,955	1,773	1,182
Gateway Signs	11,196	3,647	7,549
Lights	72,750	53,084	19,666
Planters	7,373	6,838	535
	<b>151,761</b>	<b>122,829</b>	<b>28,932</b>

	<b>2010</b>		
	<b>Cost</b>	<b>Accumulated Amortization</b>	<b>Net book Value</b>
Alexander Wood Sculpture	57,487	57,081	406
Benches	2,955	1,182	1,773
Gateway Signs	3,521	1,408	2,113
Lights	58,985	38,534	20,451
Planters	7,373	5,713	1,660
	<b>130,321</b>	<b>103,918</b>	<b>26,403</b>

**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.

**6. FINANCIAL INSTRUMENTS**

The carrying value of the BIA's financial instruments approximates their values.

**7. BUDGET**

Budget Figures are provided for comparative purposes only and have not been subject to audit procedures. Accordingly, I do not express any opinion regarding the budget figures.

**THE BOARD OF MANAGEMENT FOR THE  
CHURCH-WELLESLEY BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2011**

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**8. 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 \$9,721 (2010 - \$nil) was outstanding as at December 31, 2011.

**9. COMPARATIVE FIGURES**

Certain comparative figures have been reclassified to conform to the current year's financial statement presentation.