

**THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2012**

**WYCHWOOD HEIGHTS
BUSINESS IMPROVEMENT AREA**

DECEMBER 31, 2012

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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 Wychwood Heights Business Improvement Area

I have audited the accompanying financial statements of Wychwood Heights Business Improvement Area, which comprise the statement of financial position as at December 31, 2012 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, 2012 and the results of its operations and cash flows for the year then ended in accordance with Canadian generally accepted accounting principles.


Toronto, Ontario
July 29, 2013


Chartered Accountant
Licensed Public accountant

**THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2012**

	2012	2011
	\$	\$
FINANCIAL ASSETS		
Cash and short-term investments	143,493	109,189
Accounts receivable		
City of Toronto – special charges (Note 3)	5,487	-
Other	3,068	4,444
	152,048	113,633
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	-	52
– other	4,043	-
Other	1,625	2,627
	5,668	2,679
NET FINANCIAL ASSETS	146,380	110,954
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	36,588	36,716
	182,968	147,670
ACCUMULATED SURPLUS	182,968	147,670

Approved on behalf of the Board of Management:



Chair



Treasurer

THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2012

	2012 \$ Budget (Note 8)	2012 \$ Actual	2011 \$ Actual
REVENUE			
City of Toronto – special charges	75,349	75,349	75,640
Interest and other revenue	-	4,955	611
	75,349	80,304	76,251
EXPENSES			
Administration	26,038	9,824	9,659
Promotion and advertising	50,500	8,171	4,951
Maintenance	24,050	8,667	18,433
Capital / amortization	10,000	16,122	12,384
Provision for uncollected special charges (Note 3)	7,761	2,222	6,940
	118,349	45,006	52,367
SURPLUS (DEFICIT) FOR THE YEAR	(43,000)	35,298	23,884
OPERATING SURPLUS, BEGINNING OF YEAR	147,670	147,670	123,786
OPERATING SURPLUS, END OF YEAR	104,670	182,968	147,670

**THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2012**

	2012	2011
	\$	\$
Increase (decrease) in cash and short-term investments		
Cash flows from operating transactions		
Surplus for the year	35,298	23,884
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	16,122	12,384
Increase (decrease) resulting from changes in		
Accounts receivable – City of Toronto	(5,487)	-
Accounts receivable – other	1,376	3,084
Accounts payable - City of Toronto	3,991	(63,891)
Accounts payable – other	(1,002)	1,612
Cash Provided By (Used In) Operations	50,298	(22,927)
Capital Transactions		
Purchase of tangible capital assets	(15,994)	-
Cash and short-term investments, Beginning Of Year	109,189	132,116
Cash and short-term investments, End Of Year	143,493	109,189

**THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2012**

1. ESTABLISHMENT AND OPERATIONS

The Wychwood Heights 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	3 years
Street & Christmas lights	5 years
Street furniture	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
WYCHWOOD HEIGHTS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2012**

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 (payable) net of an allowance for uncollected amounts. The special charges receivable from the City of Toronto are comprised of:

	2012 \$	2011 \$
Total special charges outstanding	20,787	21,248
Less: allowance for uncollected special charges	(15,300)	(21,300)
Special charges receivable (payable)	<u>5,487</u>	<u>(52)</u>

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

	2012 \$	2011 \$
Special charges written-off	8,222	2,740
Change in provision for losses on assessment appeals	(6,000)	4,200
	<u>2,222</u>	<u>6,940</u>

**THE BOARD OF MANAGEMENT FOR THE
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NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2012**

4. CAPITAL ASSETS

	2012		
	Cost	Accumulated Amortization	Net book Value
Lights	60,270	36,598	23,672
Banners	4,041	1,347	2,694
Planters	13,603	3,381	10,222
	<u>77,914</u>	<u>41,326</u>	<u>36,588</u>

	2011		
	Cost	Accumulated Amortization	Net book Value
Lights	60,270	24,544	35,726
Planters	1,650	660	990
	<u>61,920</u>	<u>25,204</u>	<u>36,716</u>

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. The BIA is subject to an interest rate risk with respect to its investments; however, as these instruments are short-term investments the risk is minimal.

**THE BOARD OF MANAGEMENT FOR THE
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NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2012**

7. 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 \$3,754 (2011 - \$nil) was outstanding as at December 31, 2012.

8. 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.