

Appendix Z:

**THE BOARD OF MANAGEMENT FOR THE
KOREA TOWN
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2010**

**KOREA TOWN
BUSINESS IMPROVEMENT AREA**

DECEMBER 31, 2010

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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 Korea Town Business Improvement Area

I have audited the accompanying financial statements of Korea Town Business Improvement Area, which comprise the statement of financial position as at December 31, 2010 and the statements of revenue, expenditure and operating surplus and changes in financial position 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.

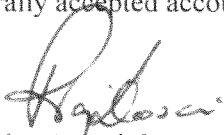
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or 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, 2010 and its results of financial activities and changes in financial position for the year then ended in accordance with Canadian generally accepted accounting principles.


Toronto, Ontario
June 20, 2011


Chartered Accountant
Licensed Public Accountant

THE BOARD OF MANAGEMENT FOR THE
 KOREA TOWN BUSINESS IMPROVEMENT AREA
 STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2010

	2010	2009
	\$	\$
ASSETS		
Current		
Cash and short-term investments	14,720	37,724
Accounts receivable		
City of Toronto – special charges (Note 3)	3,856	3,203
Other	11,110	5,967
	<u>29,686</u>	<u>46,894</u>
Capital assets, net (note 4)	<u>12,888</u>	<u>23,564</u>
	<u><u>42,574</u></u>	<u><u>70,458</u></u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities		
City of Toronto	1,920	-
Other	3,732	2,586
	<u>5,652</u>	<u>2,586</u>
ACCUMULATED SURPLUS		
Restricted	12,888	23,564
Unrestricted	24,034	44,308
	<u>36,922</u>	<u>67,872</u>
	<u><u>42,574</u></u>	<u><u>70,458</u></u>

Approved on behalf of the Board of Management:



 Chair



 Treasurer

**THE BOARD OF MANAGEMENT FOR THE
KOREA TOWN BUSINESS IMPROVEMENT AREA
STATEMENT OF REVENUE, EXPENDITURE AND OPERATING SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2010**

	2010 \$ Budget (Note 7)	2010 \$ Actual	2009 \$ Actual
REVENUE			
City of Toronto – special charges	40,329	40,555	45,503
Donations and sponsorships	29,000	52,182	39,547
Grant, interest and other	5,300	6,880	15,302
	74,629	99,617	100,352
EXPENDITURE			
Administration	23,924	21,004	24,737
Promotion and advertising	36,200	54,106	54,806
Maintenance	31,500	42,908	18,714
Capital / amortization	16,250	12,221	31,371
Provision for uncollected special charges (Note 3)	755	328	1,160
	108,629	130,567	130,788
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURE FOR THE YEAR	(34,000)	(30,950)	(30,436)
OPERATING SURPLUS, BEGINNING OF YEAR	67,872	67,872	98,308
OPERATING SURPLUS, END OF YEAR	33,872	36,922	67,872

**THE BOARD OF MANAGEMENT FOR THE
KOREA TOWN VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN FINANCIAL POSITION
FOR THE YEAR ENDED DECEMBER 31, 2010**

	2010 \$	2009 \$
CASH PROVIDED BY (USED IN) OPERATIONS		
Excess (deficiency) of revenue over expenditure for the year	(30,950)	(30,436)
Add: non-cash item		
Amortization of capital assets	12,221	31,371
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(653)	732
Accounts receivable – other	(5,143)	(1,322)
Accounts payable – City of Toronto	1,920	-
Accounts payable – other	1,146	1,336
	<hr/>	<hr/>
CASH PROVIDED BY (USED IN) OPERATIONS	(21,459)	1,681
INVESTING ACTIVITY		
Purchase of capital assets	(1,545)	(11,976)
CASH AND SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	<hr/>	<hr/>
	37,724	48,019
CASH, AND SHORT-TERM INVESTMENTS, END OF YEAR	<hr/>	<hr/>
	14,720	37,724

**THE BOARD OF MANAGEMENT FOR THE
KOREA TOWN BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2010**

1. ESTABLISHMENT AND OPERATIONS

The Korea Town 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 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:

Street Signs	3 years
Street & Christmas lights	5 years
Anti Stick Sheets	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
 KOREA TOWN BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2010

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 from the City of Toronto are comprised of:

	2010	2009
	\$	\$
Total special charges outstanding	4,756	4,303
Less: allowance for uncollected special charges	(900)	(1,100)
Special charges receivable	<u>3,856</u>	<u>3,203</u>

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

	2010	2009
	\$	\$
Special charges written-off	528	260
Change in provision for assessment appeals	(200)	900
	<u>328</u>	<u>1,160</u>

THE BOARD OF MANAGEMENT FOR THE
 KOREA TOWN BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2010

4. CAPITAL ASSETS

	2010		
	Cost	Accumulated Amortization	Net book Value
Street Signs	1,545	515	1,030
Anti Stick Sheets	8,736	3,494	5,242
Concrete Planter	11,677	7,005	4,672
Lighting	136,441	134,497	1,944
	<u>158,399</u>	<u>145,511</u>	<u>12,888</u>

	2009		
	Cost	Accumulated Amortization	Net book Value
Anti Stick Sheets	8,736	1,747	6,989
	<u>100,000</u>	<u>100,000</u>	<u>20,000</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 approximate 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.

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.