

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

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

WESTON VILLAGE 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 Weston Village Business Improvement Area

I have audited the accompanying financial statements of Weston Village 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.

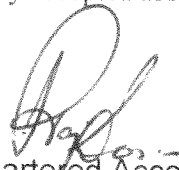
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or 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
August 17, 2011


Chartered Accountant
Licensed Public Accountant

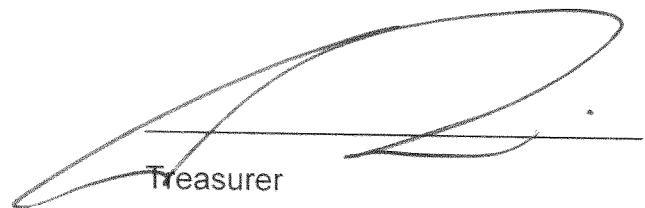
THE BOARD OF MANAGEMENT FOR THE
 WESTON VILLAGE BUSINESS IMPROVEMENT AREA
 STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2010

	2010 \$	2009 \$
ASSETS		
Current		
Cash and short-term investments	93,125	109,817
Accounts receivable		
City of Toronto – special charges (Note 3)	3,232	-
Other	10,675	6,902
	107,032	116,719
Capital Assets, net (note 4)	15,588	-
	122,620	116,719
LIABILITIES		
Current		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	-	2,333
City of Toronto – other	4,638	-
Other	3,616	3,653
	8,254	5,986
ACCUMULATED SURPLUS		
Restricted	15,588	-
Unrestricted	98,778	110,733
	114,366	110,733
	122,620	116,719

Approved on behalf of the Board of Management:



Chair



Treasurer

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

	2010 \$ Budget (Unaudited) (note 7)	2010 \$ Actual	2009 \$ Actual
REVENUE			
City of Toronto – special charges	86,690	86,690	85,344
Farmers' market	23,000	23,005	34,799
Sponsorships	13,000	5,500	14,790
Interest and Other	13,700	9,920	11,190
	136,390	125,115	146,123
EXPENDITURE			
Administration	59,060	57,169	51,067
Promotion and advertising	49,550	47,036	63,813
Maintenance	19,600	9,485	1,537
Capital / amortization	12,350	5,177	-
Provision for uncollected special charges (Note 3)	8,180	2,615	10,160
	148,740	121,482	126,577
EXCESS (DEFICIT) OF REVENUE OVER EXPENDITURE FOR THE YEAR	(12,350)	3,633	19,546
OPERATING SURPLUS, BEGINNING OF YEAR	110,733	110,733	91,187
OPERATING SURPLUS, END OF YEAR	98,383	114,366	110,733

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

	2010 \$	2009 \$
CASH PROVIDED BY OPERATIONS		
Excess of revenue over expenditure for the year	3,633	19,546
Add: Non-cash item Amortization of capital assets	5,177	-
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(5,565)	5,933
Accounts receivable - Other	(3,773)	(2,743)
Accounts payable - City of Toronto	4,638	2,333
Accounts payable – other	(37)	(6,525)
	<hr/>	<hr/>
CASH PROVIDED BY OPERATIONS	4,073	18,544
INVESTING ACTIVITY	(20,765)	-
Purchase of capital assets		
CASH AND SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	<hr/> 109,817	<hr/> 91,273
CASH AND SHORT-TERM INVESTMENTS, END OF YEAR	<hr/> <u>93,125</u>	<hr/> <u>109,817</u>
CASH AND SHORT-TERM INVESTMENTS		
Cash	48,010	64,753
Short-term investments	45,115	45,064
	<hr/> <u>93,125</u>	<hr/> <u>109,817</u>

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

1. ESTABLISHMENT AND OPERATIONS

The Weston Village Business Improvement Area (formerly known as Weston 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:

Flags and 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
 WESTON VILLAGE 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/payable net of an allowance for uncollected amounts. The special charges receivable from (payable to) the City of Toronto are comprised of:

	2010 \$	2009 \$
Total special charges outstanding	10,532	9,967
Less: allowance for uncollected special charges	<u>(7,300)</u>	<u>(12,300)</u>
Special charges receivable (payable)	<u>3,232</u>	<u>(2,333)</u>

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

	2010 \$	2009 \$
Special charges written-off	7,615	4,160
Change in allowance for uncollected special charges	<u>(5,000)</u>	<u>6,000</u>
	<u>2,615</u>	<u>10,160</u>

THE BOARD OF MANAGEMENT FOR THE
 WESTON VILLAGE 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
Lights	8,447	1,689	6,758
Planters	4,639	928	3,711
Banners	7,679	2,560	5,119
	20,765	5,177	15,588

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.