

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

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

WYCHWOOD HEIGHTS 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 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, 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
July 8, 2011

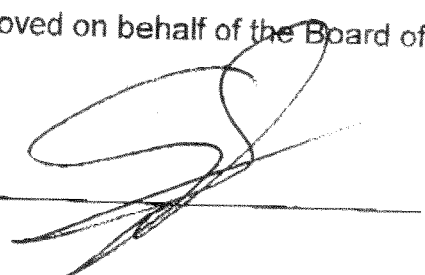

Chartered Accountant
Licensed Public accountant

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

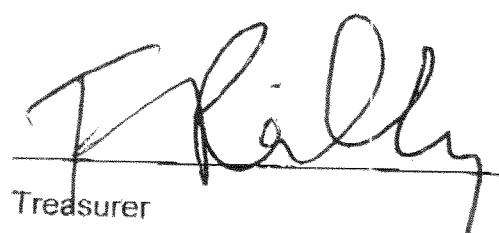
	2010 \$	2009 \$
ASSETS		
Current		
Cash and short-term investments	132,116	104,469
Accounts receivable		
Other	7,528	5,251
	<u>139,644</u>	<u>109,720</u>
Capital Assets, net (note 4)	49,100	1,744
	<u>188,744</u>	<u>111,464</u>
LIABILITIES		
Current		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	3,669	2,480
City of Toronto – other	60,274	2,181
Other	1,015	1,937
	<u>64,958</u>	<u>6,598</u>
ACCUMULATED SURPLUS		
Restricted	49,100	1,744
Unrestricted	74,686	103,122
	<u>123,786</u>	<u>104,866</u>
	<u>188,744</u>	<u>111,464</u>

Approved on behalf of the Board of Management:

Chair



Treasurer



THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS 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	69,699	69,699	69,678
Interest and other revenue	10,666	7,575	10,907
	80,365	77,274	80,585
EXPENDITURE			
Administration	23,621	3,373	20,990
Promotion and advertising	46,500	16,009	23,236
Maintenance	27,000	17,984	12,633
Capital / amortization	44,600	12,384	436
Provision for uncollected special charges (Note 3)	7,415	8,604	8,915
	149,136	58,354	66,210
EXCESS (DEFICIENCY) OF REVENUE OVER EXPENDITURE FOR THE YEAR	(68,771)	18,920	14,375
OPERATING SURPLUS, BEGINNING OF YEAR	104,866	104,866	90,491
OPERATING SURPLUS, END OF YEAR	36,095	123,786	104,866

THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS 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	18,920	14,375
Add: Non-cash item Amortization of capital assets	12,384	436
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	-	10,783
Accounts receivable – other	(2,277)	(1,933)
Accounts payable - City of Toronto	1,189	2,480
Accounts payable - City of Toronto – other	58,093	2,181
Accounts payable – other	(922)	937
CASH PROVIDED BY OPERATIONS	87,387	29,259
INVESTING ACTIVITY		
Purchase of capital assets	(59,740)	(2,180)
CASH AND SHORT-TERM INVESTMENTS, BEGINNING OF YEAR	104,469	77,390
CASH, AND SHORT-TERM INVESTMENTS, END OF YEAR	132,116	104,469

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

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 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:

Computers	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, 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 the City of Toronto are comprised of:

	2010	2009
	\$	\$
Total special charges outstanding	13,431	9,320
Less: allowance for uncollected special charges	(17,100)	(11,800)
Special charges receivable (payable)	<u>(3,669)</u>	<u>(2,480)</u>

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

	2010	2009
	\$	\$
Special charges written-off	3,304	1,315
Change in provision for losses on assessment appeals	5,300	7,600
	<u>8,604</u>	<u>8,915</u>

THE BOARD OF MANAGEMENT FOR THE
WYCHWOOD HEIGHTS 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	60,270	12,490	47,780
Planters	1,650	330	1,320
	<u>61,920</u>	<u>12,820</u>	<u>49,100</u>

	2009		
	Cost	Accumulated Amortization	Net book Value
Lights	2,180	436	1,744
	<u>2,180</u>	<u>436</u>	<u>1,744</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.

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.