

**Appendix A:**

**THE BOARD OF MANAGEMENT FOR THE  
WEST QUEEN WEST  
BUSINESS IMPROVEMENT AREA**

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

**WEST QUEEN WEST  
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 West Queen West Business Improvement Area

I have audited the accompanying financial statements of West Queen West 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.

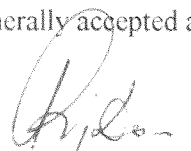
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or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

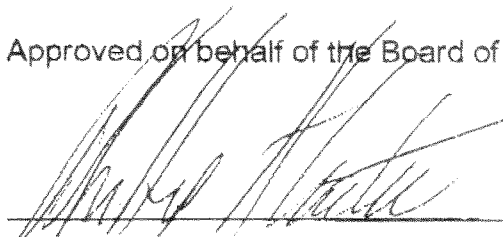
Toronto, Ontario  
October 8, 2011

  
Chartered Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
WEST QUEEN WEST BUSINESS IMPROVEMENT AREA  
STATEMENT OF FINANCIAL POSITION  
AS AT DECEMBER 31, 2010**

	2010 \$	2009 \$
<b>ASSETS</b>		
<b>Current</b>		
Cash and short-term investments	251,314	243,047
Accounts receivable		
City of Toronto – special charges (Note 3)	50,678	-
Other	10,038	6,081
	<u>312,030</u>	<u>249,128</u>
<b>Capital assets, net (note 4)</b>	4,334	6,081
	<u><u>316,364</u></u>	<u><u>255,209</u></u>
<b>LIABILITIES</b>		
<b>Current</b>		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	-	1,637
Other	10,283	10,949
	<u>10,283</u>	<u>12,586</u>
<b>ACCUMULATED SURPLUS</b>		
Restricted	4,334	6,081
Unrestricted	301,747	236,542
	<u>306,081</u>	<u>242,623</u>
	<u><u>316,364</u></u>	<u><u>255,209</u></u>

Approved on behalf of the Board of Management:

  
Chair

  
Treasurer

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

	<b>2010 \$ Budget (Note 7)</b>	<b>2010 \$ Actual</b>	<b>2009 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	204,198	208,661	190,722
Interest	4,000	4,485	2,368
Fund raising and other	12,000	2,904	2,493
	220,198	216,050	195,583
<b>EXPENDITURE</b>			
Administration	55,461	58,610	47,500
Promotion and advertising	102,700	30,664	38,386
Maintenance	45,000	52,650	54,515
Capital / amortization	15,000	2,157	2,020
Provision for uncollected special charges (Note 3)	2,037	8,511	8,459
	220,198	152,592	150,880
<b>EXCESS OF REVENUE OVER EXPENDITURE FOR THE YEAR</b>	-	63,458	44,703
<b>OPERATING SURPLUS, BEGINNING OF YEAR</b>	242,623	242,623	197,920
<b>OPERATING SURPLUS, END OF YEAR</b>	242,623	306,081	242,623

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

	2010 \$	2009 \$
<b>CASH PROVIDED BY OPERATIONS</b>		
Excess of revenue over expenditure for the year	63,458	44,703
Add: non-cash item Amortization of capital assets	2,157	2,020
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(50,678)	23,860
Accounts receivable – other	(3,957)	(1,046)
Accounts payable - City of Toronto	(1,637)	1,637
Accounts payable – other	(666)	(2,796)
<b>CASH PROVIDED BY OPERATIONS</b>	<b>8,677</b>	<b>68,378</b>
<b>INVESTING ACTIVITY</b>		
Purchase of capital assets	(410)	(8,101)
<b>CASH AND SHROT-TERM INVESTMENTS, BEGINNING OF YEAR</b>	<b>243,047</b>	<b>182,770</b>
<b>CASH AND SHORT-TERM INVESTMENTS, END OF YEAR</b>	<b>251,314</b>	<b>243,047</b>

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

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**1. ESTABLISHMENT AND OPERATIONS**

The West Queen West 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:

Computer	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  
 WEST QUEEN WEST BUSINESS IMPROVEMENT AREA  
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
 FOR THE YEAR ENDED DECEMBER 31, 2010

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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:

	2010	2009
	\$	\$
Total special charges outstanding	64,178	6,863
Less: allowance for uncollected special charges	(13,500)	(8,500)
Special charges receivable/(payable)	<u>50,678</u>	<u>(1,637)</u>

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

	2010	2009
	\$	\$
Special charges written-off	3,511	5,859
Change in provision for uncollectable levies	5,000	2,600
	<u>8,511</u>	<u>8,459</u>



THE BOARD OF MANAGEMENT FOR THE  
 WEST QUEEN WEST 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
Computers	3,411	2,137	1,274
Street Furniture	5,100	2,040	3,060
	8,511	4,177	4,334

	2009		
	Cost	Accumulated Amortization	Net book Value
Computers	3,001	1,000	2,001
Street Furniture	5,100	1,020	4,080
	8,101	2,020	6,081

**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 financial instruments recognized in the statement of financial position consist of cash and short-term investments, accounts receivable, and accounts payable and accrued liabilities. The fair values of these financial instruments approximate their carrying amounts due to the short-term maturity of these instruments.

**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.