

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

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

**EMERY VILLAGE
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 Emery Village Business Improvement Area

I have audited the accompanying financial statements of Emery Village 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 Emery Village Business Improvement Area 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 2, 2013


Chartered Accountant
Licensed Public Accountant

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

	2012	2011
	\$	\$
FINANCIAL ASSETS		
Cash and short-term investments (Note 5)	2,681,515	1,700,058
Accounts receivable		
City of Toronto – special charges (Note 3)	306,158	220,870
Other	158,663	221,693
	<u>3,146,336</u>	<u>2,142,621</u>
 LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	116,701	94,636
Other (Note 5)	459,561	187,120
	<u>576,262</u>	<u>281,756</u>
 NET FINANCIAL ASSETS	 2,570,074	 1,860,865
 NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	251,347	126,440
	<u>2,821,421</u>	<u>1,987,305</u>
 ACCUMULATED SURPLUS	 <u>2,821,421</u>	 <u>1,987,305</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS
FOR THE YEAR ENDED DECEMBER 31, 2012**

	2012 \$ Budget (Note 9)	2012 \$ Actual	2011 \$ Actual
REVENUE			
City of Toronto – special charges	2,248,054	2,261,360	2,102,971
Sponsorships and contributions	100,000	94,570	102,986
Interest and Other	15,000	33,241	30,444
	<u>2,363,054</u>	<u>2,389,171</u>	<u>2,236,401</u>
EXPENSES			
Administration	545,566	439,523	416,643
Promotion and advertising	638,515	493,310	535,527
Design, Maintenance & Improvements	316,226	499,899	550,125
Capital / amortization	778,006	109,564	171,240
Provision for uncollected special charges (Note 3)	84,741	12,759	44,991
	<u>2,363,054</u>	<u>1,555,055</u>	<u>1,718,526</u>
SURPLUS FOR THE YEAR	-	834,116	517,875
OPERATING SURPLUS, BEGINNING OF YEAR	<u>1,987,305</u>	<u>1,987,305</u>	<u>1,469,430</u>
OPERATING SURPLUS, END OF YEAR	<u>1,987,305</u>	<u>2,821,421</u>	<u>1,987,305</u>

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

	2012 \$	2011 \$
Cash flows from operating activities		
Surplus for the year	834,116	517,875
Non-cash changes to operations		
Adjustment for non-cash item Amortization	109,564	171,240
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(85,288)	(149,680)
Accounts receivable – other	63,030	(104,917)
Accounts payable - City of Toronto	22,065	(167,336)
Accounts payable – other	272,441	38,210
Cash Provided By (Used In) Operations	1,215,928	305,392
Capital Transactions		
Purchase of tangible capital assets	(234,471)	(46,466)
Cash and short-term investments, Beginning Of Year	1,700,058	1,441,132
Cash and short-term investments, End Of Year	2,681,515	1,700,058

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

1. ESTABLISHMENT AND OPERATIONS

The Emery Village 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:
- | | |
|------------------------|---------|
| Office Furniture | 5 years |
| Joseph Bannon Statue | 5 years |
| Street Furniture | 5 years |
| Planters | 5 years |
| Benches | 5 years |
| Signs | 5 years |
| Lighting | 5 years |
| Computers | 3 years |
| Flags, Banners & Poles | 3 years |
| Streetscape | 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
EMERY VILLAGE 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 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	650,758	601,970
Less: allowance for uncollected special charges	(344,600)	(381,100)
Special charges receivable	<u>306,158</u>	<u>220,870</u>

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

	2012 \$	2011 \$
Special charges written-off	49,259	56,191
Change in provision for losses on assessment appeals	(36,500)	(11,200)
	<u>12,759</u>	<u>44,991</u>

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2012**

4. TANGIBLE CAPITAL ASSETS

	2012		
	Cost	Accumulated Amortization	Net book Value
Office Furniture	5,900	1,720	4,180
Signs	13,974	2,795	11,179
Joseph Bannon Statue	26,250	5,250	21,000
Planters	40,547	30,214	10,333
Streetscape	138,023	27,604	110,419
Benches	4,996	2,997	1,999
Lighting	122,577	99,049	23,528
Computer	3,512	2,341	1,171
Street Furniture	90,118	54,070	36,048
Flags, Banners & Poles	59,748	28,258	31,490
	<u>505,645</u>	<u>254,298</u>	<u>251,347</u>

	2011		
	Cost	Accumulated Amortization	Net book Value
Office Furniture	5,800	4,990	810
Planters	54,717	39,380	15,337
Benches	23,896	20,898	2,998
Signs	131,727	97,533	34,194
Lighting	3,512	1,170	2,342
Street Furniture	90,118	36,046	54,072
Flags, Banners & Poles	360,857	344,170	16,687
	<u>670,627</u>	<u>544,187</u>	<u>126,440</u>

5. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES - OTHER

Accounts payable and accrued liabilities – other includes unspent funds amounting to \$91,912 (2011 - \$89,917) which were raised specifically for charitable and not-for-profit projects. These funds are retained in a separate bank account.

**THE BOARD OF MANAGEMENT FOR THE
EMERY VILLAGE BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2012**

6. 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.

7. 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.

8. 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 \$300,000 (2011 - \$236,938) was outstanding as at December 31, 2012.

9. 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.