

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

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

**VILLAGE OF ISLINGTON
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 Village of Islington Business Improvement Area

I have audited the accompanying financial statements of Village of Islington 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.

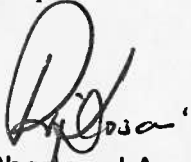
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or 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 Board 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
May 10, 2013

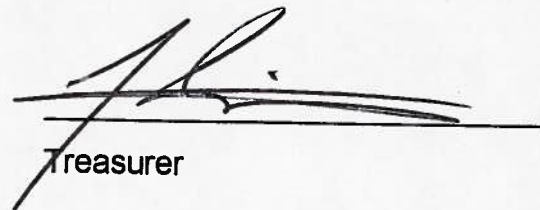

Chartered Accountant
Licensed Public Accountant

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

	2012 \$	2011 \$
FINANCIAL ASSETS		
Cash and short-term investments	42,224	26,198
Accounts receivable		
City of Toronto – special charges (Note 3)	9,005	12,186
Other	10,706	14,233
	<u>61,935</u>	<u>52,617</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	-	2,849
Other	925	925
	<u>925</u>	<u>3,774</u>
NET FINANCIAL ASSETS	61,010	48,843
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	4,263	6,044
	<u>65,273</u>	<u>54,887</u>
ACCUMULATED SURPLUS	<u>65,273</u>	<u>54,887</u>

Approved on behalf of the Board of Management:


Chair


Treasurer

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

	2012 \$ Budget (Note 7)	2012 \$ Actual	2011 \$ Actual
REVENUE			
City of Toronto – special charges	93,279	93,279	95,641
Sponsorships and other	32,400	31,919	44,843
	<u>125,679</u>	<u>125,198</u>	<u>140,484</u>
EXPENSES			
Administration	10,275	23,543	13,256
Promotion and advertising	60,000	28,142	51,525
Maintenance	32,000	58,847	58,830
Capital / amortization	30,900	4,595	11,170
Provision for (recovery of) uncollected levies (Note 3)	(3,496)	(315)	(669)
	<u>129,679</u>	<u>114,812</u>	<u>134,112</u>
SURPLUS (DEFICIT) FOR THE YEAR	(4,000)	10,386	6,372
SURPLUS, BEGINNING OF YEAR	<u>54,887</u>	<u>54,887</u>	<u>48,515</u>
SURPLUS, END OF YEAR	<u>50,887</u>	<u>65,273</u>	<u>54,887</u>

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

	2012	2011
	\$	\$
Increase (decrease) in cash and short-term investments		
Cash flows from operating transactions		
Surplus (deficit) for the year	10,386	6,372
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	4,595	11,170
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	3,181	(8,444)
Accounts receivable – other	3,527	(8,943)
Accounts payable - City of Toronto	(2,849)	2,849
Accounts payable – other	-	35
Cash Provided By Operations	18,840	3,039
Capital Transactions		
Purchase of tangible capital assets	(2,814)	-
Cash and short-term investments, Beginning Of Year	26,198	23,159
Cash and short-term investments, End Of Year	42,224	26,198

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

1. ESTABLISHMENT AND OPERATIONS

The Village of Islington 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:

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
VILLAGE OF ISLINGTON BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONTD
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	12,405	18,286
Less: allowance for uncollected special charges	<u>(3,400)</u>	<u>(6,100)</u>
Special charges receivable	<u>9,005</u>	<u>12,186</u>

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

	2012 \$	2011 \$
Special charges written-off	2,385	3,531
Change in allowance for uncollected special charges	<u>(2,700)</u>	<u>(4,200)</u>
	<u>(315)</u>	<u>(669)</u>

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

4. CAPITAL ASSETS

	2012		
	Cost	Accumulated Amortization	Net book Value
lights	16,669	15,040	1,629
Street furniture	25,497	24,739	758
Banners	16,439	14,563	1,876
Planters	24,387	24,387	-
	82,992	78,729	4,263

	2011		
	Cost	Accumulated Amortization	Net book Value
lights	16,669	13,411	3,258
Street furniture	25,497	23,141	2,356
Banners	13,625	13,625	-
Planters	24,387	23,957	430
	80,178	74,134	6,044

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.

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

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.

**SUMMARY OF CITY TRANSACTIONS DURING 2012
VILLAGE OF ISLINGTON BUSINESS IMPROVEMENT AREA**

	\$	\$
2012 BIA tax levies billed to BIA members	<u>93,278.99</u>	
Total assessments under appeal	<u>16,771.67</u>	
Change in levy loss provision on outstanding assessment appeals on BIA properties		
Provision required in 2012	3,400.00	
Provision required in 2011	6,100.00	
2012 increase (decrease) in provision for loss on assessment appeals	<u>(2,700.00)</u>	
BIA tax levies written off (recovered) in 2012	<u>2,384.87</u>	
2012 Insurance assessment	<u>322.40</u>	
Payments to BIA during 2012		
February 28, 2012	48,226.30	
June 12, 2012	24,113.15	
September 17, 2012	24,113.15	
	<u>96,452.60</u>	
 <u>Balance receivable/(payable) from City as at December 31, 2012</u>		
Net amount receivable/(payable) - Beginning of year		18,285.75
2012 levies	93,278.99	
Insurance assessment	(322.40)	
BIA tax levies written off in 2012	(2,384.87)	
2012 payments to BIA	(96,452.60)	<u>(5,880.88)</u>
Net amount receivable/(payable) from/to City before provision for loss on assessment appeals		12,404.87
2012 provision for loss on assessment appeals		(3,400.00)
Net amount receivable/(payable) - End of year		<u>9,004.87</u>
 <u>Streetscape project details</u>		
<u>Billings and Collections - Payable to the City</u>		
Billing for capital projects incurred in 2012	<u>0.00</u>	
Accounts Payable for Capital Expenses as at 31-12-2012	<u>0.00</u>	
 <u>Data for the computation of Commitments</u>		
The value of Streetscape work to be continued in 2013	<u>0.00</u>	