

Appendix K

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2020**

**CHINATOWN
BUSINESS IMPROVEMENT AREA**

DECEMBER 31, 2020

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INDEPENDENT AUDITOR'S REPORT

To the Council of the Corporation of the City of Toronto and the
Board of Management for Chinatown Business Improvement Area

Opinion

I have audited the financial statements of Chinatown Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2020, and the statement of operations and accumulated surplus, statement of changes in net financial assets and statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information.

In my opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the BIA as at December 31, 2020 and its financial performance and its cash flows for the year then ended in accordance with Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB).

Basis for Opinion

I conducted my audit in accordance with Canadian auditing standards. My responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of my report. I am independent of the BIA in accordance with the ethical requirements that are relevant to my audit of the financial statements in Canada, and I have fulfilled my other ethical responsibilities in accordance with these requirements. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB), 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.

In preparing the financial statements, management is responsible for assessing the BIA's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the BIA or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the BIA's financial reporting process.

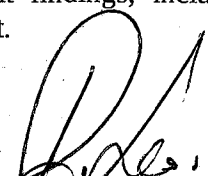
Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements. As part of an audit in accordance with Canadian auditing standards, I exercise professional judgment and maintain professional scepticism throughout the audit. I also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit 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 BIA's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the BIA's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the BIA to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

I communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant audit findings, including any significant deficiencies in internal control that I identify during my audit.

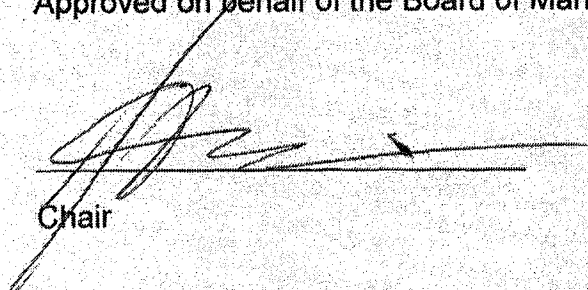
Toronto, Ontario
July 21, 2021


Chartered Professional Accountant
Licensed Public Accountant

**CHINATOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2020**

	2020 \$	2019 \$
FINANCIAL ASSETS		
Cash	30,674	22,119
Short-term investments (Note 3)	832,464	1,043,454
Accounts receivable		
City of Toronto – special charges (Note 4)	32,254	38,116
Other	86,761	58,841
	982,153	1,162,530
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	36,178	346,125
Other	21,992	2,830
	58,170	348,955
NET FINANCIAL ASSETS	923,983	813,575
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 5)	317,881	402,374
ACCUMULATED SURPLUS	1,241,864	1,215,949

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2020**

	2020 \$ Budget (Note 10)	2020 \$ Actual	2019 \$ Actual
REVENUE			
City of Toronto – special charges	459,172	457,938	459,613
Grants	14,000	22,500	5,000
Sponsorships, contributions and other	98,800	65,085	89,411
	<u>571,972</u>	<u>545,523</u>	<u>554,024</u>
EXPENSES			
Administration	178,338	226,839	198,010
Promotion and advertising	257,050	81,231	138,249
Maintenance	136,500	87,004	80,040
Capital (Note 8)	-	-	-
Amortization (Note 5)	-	120,671	114,012
Provision for uncollected special charges (Note 4)	(825)	3,863	4,933
	<u>571,063</u>	<u>519,608</u>	<u>535,244</u>
SURPLUS FOR THE YEAR	909	25,915	18,780
OPERATING SURPLUS, BEGINNING OF YEAR	<u>1,215,949</u>	<u>1,215,949</u>	<u>1,197,169</u>
OPERATING SURPLUS, END OF YEAR	<u>1,216,858</u>	<u>1,241,864</u>	<u>1,215,949</u>

**THE BOARD OF MANAGEMENT FOR THE
 CHINATOWN
 BUSINESS IMPROVEMENT AREA
 STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

	<u>2020</u> <u>\$</u>	<u>2019</u> <u>\$</u>
Surplus for the year	25,915	18,780
Acquisition of tangible capital assets	(36,178)	(346,125)
Amortization of tangible capital assets	<u>120,671</u> 110,408	<u>114,012</u> (213,333)
Balance - Beginning of year	813,575	1,026,908
Balance - End of year	<u>923,983</u>	<u>813,575</u>

**THE BOARD OF MANAGEMENT FOR THE
 CHINATOWN
 BUSINESS IMPROVEMENT AREA
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

	2020	2019
	\$	\$
Cash flows from operating transactions		
Surplus for the year	25,915	18,780
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	120,671	114,012
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	5,862	19,799
Accounts receivable – other	(27,920)	(19,210)
Accounts payable - City of Toronto	(309,947)	346,125
Accounts payable – other	19,162	(295)
Cash Provided By (Used In) Operations	(166,257)	479,211
Investing Activities		
Purchase of tangible capital assets	(36,178)	(346,125)
(Increase) decrease in Short-term Investments	210,990	(125,561)
Cash, Beginning Of Year	22,119	14,594
Cash, End Of Year	30,674	22,119

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

1. ESTABLISHMENT AND OPERATIONS

The Chinatown 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 Canadian accounting standards for local governments as prescribed by the Public Sector Accounting Board (PSAB), the most significant of which are as follows:

Revenue recognition:

The BIA receives special charges from its members which are levied and collected by the City of Toronto. It also receives cash donations and sponsorships from corporate and private donors and grants from local, provincial and federal governments for events and festivals. Revenue is being recorded upon the signing of contracts and when collection can be reasonably ascertained.

Short-term investments:

Short-term investments are highly liquid financial instruments with original maturities greater than three months but less than one year and are classified as "short-term" investments. BIA classifies short-term investments as current assets and reports them at the fair market value.

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2020**

SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

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	Huron Street Project	5 years
Lights	5 years	Streetscape	5 years

Contributed services:

Services provided without charge by the City of Toronto and others are not recorded in these financial statements.

Financial instruments:

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

Use of estimates:

The preparation of these financial statements in accordance with PSAB requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Significant estimates include determining the useful lives of tangible capital assets for amortization, the allowance for uncollectible levies and accounts receivable and contingent liabilities. Actual results could differ from management's best estimates; as additional information becomes available in the future.

3. SHORT-TERM INVESTMENTS

Short-term investments consist of guaranteed investment certificates with the Bank of Nova Scotia. These investments bear interest at the rate of ranging from 1.00% to 2.00% per annum and will be maturing in 2021.

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2020**

4. 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:

	2020 \$	2019 \$
Total special charges outstanding	50,854	54,766
Less: allowance for uncollected special charges	(18,600)	(16,600)
Special charges receivable	<u>32,254</u>	<u>38,166</u>

The provision for uncollected levies reported on the Statement of Operations and Accumulated Surplus comprises:

	2020 \$	2019 \$
Special charges written-off	1,863	14,233
Provision for losses on assessment appeals	2,000	(9,300)
	<u>3,863</u>	<u>4,933</u>

THE BOARD OF MANAGEMENT FOR THE
 CHINATOWN
 BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2020

5. CAPITAL ASSETS

	2020			
	Lights	Computer	Huron Street Project	Total
Cost				
Beginning	-	1,731	567,175	568,906
Additions	36,178	-	-	36,178
Disposals	-	-	-	-
Ending	36,178	1,731	567,175	605,084
Accumulated Amortization				
Beginning	-	1,731	164,801	166,532
Amortization	7,236	-	113,435	120,671
Disposals	-	-	-	-
Ending	7,236	1,731	278,236	287,203
Net Book Value	28,942	-	288,939	317,881

	2019			
		Computer	Huron Project	Total
Cost				
Beginning		1,731	221,050	222,781
Additions		-	346,125	346,125
Disposals		-	-	-
Ending		1,731	567,175	568,906
Accumulated Amortization				
Beginning		1,154	51,366	52,520
Amortization		577	113,435	114,012
Disposals		-	-	-
Ending		1,731	164,801	166,532
Net Book Value		-	402,374	402,374

**THE BOARD OF MANAGEMENT FOR THE
CHINATOWN
BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2020**

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 financial instruments recognized in the statement of financial position consist of cash, 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.

8. CAPITAL EXPENSES

In order to finance major capital expenses, the BIA annually budgets certain amounts and accumulates them as operating surplus. Once adequate funds have accumulated, the BIA undertakes cost-shared capital improvement projects with the City. For this reason, the actual expenses in a given year could significantly differ from the amount budgeted for the year. Any excess actual capital expenses are financed out of the accumulated surplus.

9. 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 \$8,450 was outstanding as at December 31, 2020.

10. BUDGET

Budget Figures are provided for comparative purposes only and have not been subject to audit procedures.