

**THE BOARD OF MANAGEMENT FOR  
ST. LAWRENCE MARKET NEIGHBOURHOOD  
BUSINESS IMPROVEMENT AREA**

**Financial Statements  
For the Year Ended December 31, 2016**

# **ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA**

**DECEMBER 31, 2016**

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CHARTERED ACCOUNTANT

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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 the St. Lawrence Neighbourhood Market Business Improvement Area**

I have audited the accompanying financial statements of St. Lawrence Neighbourhood Market Business Improvement Area, which comprise the statement of financial position as at December 31, 2016 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 the related notes which comprises 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 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.

#### **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.

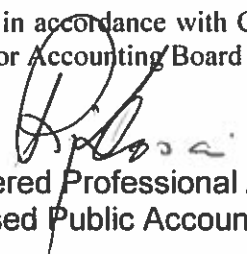
An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or 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 St. Lawrence Neighbourhood Market Business Improvement Area as at December 31, 2016 and the results of its operations and 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).

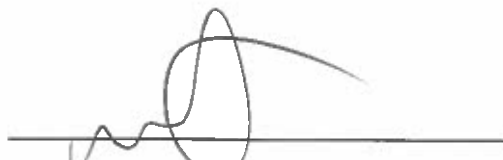
Toronto, Ontario  
May 9, 2017

  
Chartered Professional Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
STATEMENT OF FINANCIAL POSITION  
AS AT DECEMBER 31, 2016**

	<b>2016</b>	<b>2015</b>
	<b>\$</b>	<b>\$</b>
<b>FINANCIAL ASSETS</b>		
Cash	320,463	158,177
Accounts receivable		
City of Toronto – special charges (Note 3)	115,334	-
Other	52,933	514,686
	<u>488,730</u>	<u>672,863</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	-	39,592
City of Toronto – other	196,419	563,188
Other	77,418	68,288
	<u>273,837</u>	<u>671,068</u>
<b>NET FINANCIAL ASSETS</b>	<b>214,893</b>	<b>1,795</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 4)	360,522	434,401
<b>ACCUMULATED SURPLUS</b>	<u><b>575,415</b></u>	<u><b>436,196</b></u>

Approved on behalf of the Board of Management:

  
Chair

  
Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

	<b>2016 \$ Budget (Note 9)</b>	<b>2016 \$ Actual</b>	<b>2015 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	1,014,120	1,012,495	955,175
Film companies	-	10,900	2,150
Festival, donations, sponsorships and other	102,900	40,016	52,145
	<u>1,117,020</u>	<u>1,063,411</u>	<u>1,009,470</u>
<b>EXPENSES</b>			
Administration	246,067	250,787	227,926
Promotion and advertising	253,000	256,039	325,251
Maintenance	231,000	239,138	211,903
Capital (Note 8)	340,000	17,096	75,241
Amortization	-	180,730	169,565
Provision for uncollected special charges (Note 3)	136,953	(19,598)	127,838
	<u>1,207,020</u>	<u>924,192</u>	<u>1,137,724</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	(90,000)	139,219	(128,254)
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<u>436,196</u>	<u>436,196</u>	<u>564,450</u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u>346,196</u>	<u>575,415</u>	<u>436,196</u>

**THE BOARD OF MANAGEMENT FOR THE**  
**ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA**  
**STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2016**

	<b>2016</b> <b>\$</b>	<b>2015</b> <b>\$</b>
Surplus (deficit) for the year	139,219	(128,254)
Acquisition of tangible capital assets	(106,851)	(168,100)
Amortization of tangible capital assets	180,730	169,565
	213,098	(126,789)
Balance - Beginning of year	1,795	128,584
Balance - End of year	214,893	1,795

**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

	<b>2016</b>	<b>2015</b>
	<b>\$</b>	<b>\$</b>
<b>Cash flows from operating activities</b>		
Surplus (deficit) for the year	139,219	(128,254)
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	180,730	169,565
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(154,926)	10,720
Accounts receivable – other	461,753	(23,510)
Accounts payable - City of Toronto	(366,769)	138,212
Accounts payable – other	9,130	(11,225)
<b>Cash Provided By Operations</b>	<b>269,137</b>	<b>155,508</b>
<b>Investing Activities</b>		
Purchase of tangible capital assets	(106,851)	(168,100)
<b>Cash and short-term investments, Beginning Of Year</b>	<b>158,177</b>	<b>170,769</b>
<b>Cash and short-term investments, End Of Year</b>	<b>320,463</b>	<b>158,177</b>

**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2016**

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**1. ESTABLISHMENT AND OPERATIONS**

The St. Lawrence Neighbourhood Market 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), 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.

**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:

Banners & Flags	3 years	Lights	5 years
Streetscape	5 years	Planters	5 years
Sound Equipment	5 years	Way Finder Pole	5 years
Street Furniture	5 years	Computers	3 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 are recorded at the approximated fair value.



**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2016**

**SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**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. 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:

	2016 \$	2015 \$
Total special charges outstanding	332,434	283,008
Less: allowance for uncollected special charges	(217,100)	(322,600)
Special charges receivable / (payable)	<u>115,334</u>	<u>(39,592)</u>

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

	2016 \$	2015 \$
Special charges written-off	85,902	46,438
Change in allowance for uncollected special charges	(105,500)	81,400
	<u>(19,598)</u>	<u>127,838</u>

THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2016

**4. TANGIBLE CAPITAL ASSETS**

	2016								
	Lights	Way Finder Pole	Streetscape	Computers	Sound Equip	Planters	Pole Wraps	Banners	Total
<b>Cost</b>									
Beginning	657,775	23,605	55,227	-	10,023	32,949	74,890	56,282	910,751
Additions	-	-	97,795	7,116	-	1,940	-	-	106,851
Disposals	-	-	-	-	-	-	-	-	-
<b>Ending</b>	<b>657,775</b>	<b>23,605</b>	<b>153,022</b>	<b>7,116</b>	<b>10,023</b>	<b>34,889</b>	<b>74,890</b>	<b>56,282</b>	<b>1,017,602</b>
<b>Accumulated Amortization</b>									
Beginning	371,021	4,721	30,175	-	6,015	10,945	14,978	38,495	476,350
Amortization	105,174	4,721	29,835	2,372	2,004	5,889	14,978	15,757	180,730
Disposals	-	-	-	-	-	-	-	-	-
<b>Ending</b>	<b>476,195</b>	<b>9,442</b>	<b>60,010</b>	<b>2,372</b>	<b>8,019</b>	<b>16,834</b>	<b>29,956</b>	<b>54,252</b>	<b>657,080</b>
<b>Net Book Value</b>	<b>181,580</b>	<b>14,163</b>	<b>93,012</b>	<b>4,744</b>	<b>2,004</b>	<b>18,055</b>	<b>44,934</b>	<b>2,030</b>	<b>360,522</b>
	2015								
	Lights	Way Finder Pole	Streetscape	Computers	Sound Equip	Planters	Pole Wraps	Banners	Total
<b>Cost</b>									
Beginning	621,765	-	55,227	-	10,023	5,444	-	50,192	742,651
Additions	36,010	23,605	-	-	-	27,505	74,890	6,090	168,100
Disposals	-	-	-	-	-	-	-	-	-
<b>Ending</b>	<b>657,775</b>	<b>23,605</b>	<b>55,227</b>	<b>-</b>	<b>10,023</b>	<b>32,949</b>	<b>74,890</b>	<b>56,282</b>	<b>910,751</b>
<b>Accumulated Amortization</b>									
Beginning	256,550	-	19,130	-	4,010	4,357	-	22,738	306,785
Amortization	114,471	4,721	11,045	-	2,005	6,588	14,978	15,757	169,565
Disposals	-	-	-	-	-	-	-	-	-
<b>Ending</b>	<b>371,021</b>	<b>4,721</b>	<b>30,175</b>	<b>-</b>	<b>6,015</b>	<b>10,945</b>	<b>14,978</b>	<b>38,495</b>	<b>476,350</b>
<b>Net Book Value</b>	<b>286,754</b>	<b>18,884</b>	<b>25,052</b>	<b>-</b>	<b>4,008</b>	<b>22,004</b>	<b>59,912</b>	<b>17,787</b>	<b>434,401</b>

**THE BOARD OF MANAGEMENT FOR THE  
ST. LAWRENCE NEIGHBOURHOOD MARKET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2016**

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**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. 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 \$158,889 (2015 - \$67,165) was outstanding as at December 31, 2016.

**8. CAPITAL EXPENSES**

In order to finance major capital expenses the BIA annually budgets certain amounts and accumulates them as 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. BUDGET**

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

