

FINANCIAL STATEMENTS

For

YONGE-DUNDAS SQUARE

For the year ended

DECEMBER 31, 2019

INDEPENDENT AUDITOR'S REPORT

To the board of directors of

YONGE-DUNDAS SQUARE AND THE CITY OF TORONTO

Opinion

We have audited the accompanying financial statements of Yonge-Dundas Square, which comprise the statement of financial position as at December 31, 2019 and the statements of operations, changes in net debt and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Yonge-Dundas Square as at December 31, 2019 and the results of its operations, its changes in net debt and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of Yonge-Dundas Square in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our 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 public sector accounting standards, 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 Yonge-Dundas Square'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 organization or to cease operations, or has no realistic alternative but to do so.

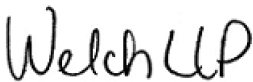
Those charged with governance are responsible for overseeing Yonge-Dundas Square's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our 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 our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted 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 generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We 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 our 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 Yonge-Dundas Square'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 Yonge-Dundas Square's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause Yonge-Dundas Square 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.

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



Chartered Professional Accountants
Licensed Public Accountants

Toronto, Ontario
June 18, 2020.

YONGE-DUNDAS SQUARE
STATEMENT OF FINANCIAL POSITION
DECEMBER 31, 2019

	<u>2019</u>	<u>2018</u>
FINANCIAL ASSETS		
Cash	\$ 62,859	\$ 133,928
Accounts receivable (note 3)	128,420	86,473
Due from City of Toronto - operating deficit (note 4)	<u>53,712</u>	<u>24,711</u>
	<u>244,991</u>	<u>245,112</u>
FINANCIAL LIABILITIES		
Accounts payable and accrued liabilities	235,857	158,299
Government remittances payable	24,539	44,930
Deferred revenue (note 3)	-	29,898
Customer deposits	<u>12,798</u>	<u>19,068</u>
	<u>273,194</u>	<u>252,195</u>
NET DEBT	<u>(28,203)</u>	<u>(7,083)</u>
NON-FINANCIAL ASSETS		
Prepaid expenses	28,200	7,080
Tangible capital assets (note 5)	<u>106,145</u>	<u>144,221</u>
	<u>134,345</u>	<u>151,301</u>
ACCUMULATED SURPLUS	<u>\$ 106,142</u>	<u>\$ 144,218</u>

Approved by the Board:

Michael Fenton

..... Director

Jeremy Roach

..... Director

(See accompanying notes)

YONGE-DUNDAS SQUARE
STATEMENT OF OPERATIONS
YEAR ENDED DECEMBER 31, 2019

	2019 <u>Budget</u> (unaudited)	<u>2019</u>	<u>2018</u>
Revenue			
Event support revenue (schedule A)	\$ 1,920,000	\$ 1,643,763	\$ 1,488,571
Signage (note 3)	500,000	517,458	603,281
Corporate sponsorship and contributions (note 3)	500,000	514,286	514,285
Rental income	190,000	269,976	296,141
Permit revenue	320,000	284,317	183,060
Food and beverages	4,000	-	2,731
City of Toronto	-	22,647	-
Other revenue	8,428	5,992	61,025
	<u>3,442,428</u>	<u>3,258,439</u>	<u>3,149,094</u>
Expenses			
Event support	1,190,000	1,067,801	1,051,194
Payroll	806,725	810,253	752,227
Maintenance	562,500	488,694	461,970
Administration	286,203	421,797	340,226
Security	300,000	319,260	293,357
Marketing	247,000	183,656	238,185
Amortization	50,000	58,766	63,026
	<u>3,442,428</u>	<u>3,350,227</u>	<u>3,200,185</u>
Net expenses over revenue before item below	<u>\$ -</u>	(91,788)	(51,091)
Net receivable from the City of Toronto (note 4)		<u>53,712</u>	<u>24,711</u>
Annual deficit		(38,076)	(26,380)
Accumulated surplus, beginning of year		<u>144,218</u>	<u>170,598</u>
Accumulated surplus, end of year		<u>\$ 106,142</u>	<u>\$ 144,218</u>

(See accompanying notes)

YONGE-DUNDAS SQUARE
STATEMENT OF CHANGES IN NET DEBT
YEAR ENDED DECEMBER 31, 2019

	<u>2019</u>	<u>2018</u>
Annual deficit	\$ (38,076)	\$ (26,380)
Acquisition of tangible capital assets	(20,690)	(36,646)
Amortization of tangible capital assets	58,766	63,026
Use of prepaid expenses	<u>(21,120)</u>	<u>7,523</u>
Decrease (increase) in net debt	(21,120)	7,523
Net debt, beginning of year	<u>(7,083)</u>	<u>(14,606)</u>
Net debt, end of year	<u>\$ (28,203)</u>	<u>\$ (7,083)</u>

(See accompanying notes)

YONGE-DUNDAS SQUARE
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2019

	<u>2019</u>	<u>2018</u>
CASH FLOWS FROM (USED IN) OPERATING ACTIVITIES		
Annual deficit	\$ (38,076)	\$ (26,380)
Adjustment for amortization	<u>58,766</u>	<u>63,026</u>
	20,690	36,646
Non-cash charges to operations:		
Accounts receivable	(41,947)	234,385
Due from City of Toronto - operating deficit	(29,001)	(7,759)
Accounts payable and accrued liabilities	77,558	(139,114)
Government remittances payable	(20,391)	-
Deferred revenue	(29,898)	(105,424)
Customer deposits	(6,270)	4,034
Prepaid expenses	<u>(21,120)</u>	<u>7,523</u>
	<u>(50,379)</u>	<u>30,291</u>
CASH FLOWS USED IN CAPITAL TRANSACTIONS		
Purchase of tangible capital assets	<u>(20,690)</u>	<u>(36,646)</u>
DECREASE IN CASH	(71,069)	(6,355)
CASH, BEGINNING OF YEAR	<u>133,928</u>	<u>140,283</u>
CASH, END OF YEAR	<u>\$ 62,859</u>	<u>\$ 133,928</u>

(See accompanying notes)

YONGE-DUNDAS SQUARE
NOTES TO THE FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2019

1. NATURE OF OPERATIONS

The Yonge-Dundas Square (the "Square") is an event venue for the general public. The City of Toronto appointed a volunteer Board of Management to operate the Square. The Square is a city owned property. It was established in December of 2001 and its purpose is to attract additional retail and entertainment development to the Yonge-Dundas area. The Square commenced operations on January 1, 2003.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of accounting

These financial statements have been prepared in accordance with Canadian public sector accounting standards as issued by the Public Sector Accounting Board.

Revenue recognition

The Square follows the deferral method of accounting for contributions. Contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

All other revenues are recognized when the services are performed or goods are delivered and there is reasonable assurance of collection. Amounts received for future services are deferred until the service is provided. Specifically, sponsorship, signage and rental income are recognized ratably over the terms indicated in the agreements. Permits, event support and food and beverage are recognized once the event has occurred.

Tangible capital assets

Purchased tangible capital assets are recorded at cost and contributed tangible capital assets are recorded at fair value at the date of contribution. Amortization is provided on a straight-line basis over their estimated useful lives, as follows:

Computer equipment	3 years
Facilities equipment	5 to 10 years
Indoor furniture	5 years
Leasehold improvements	5 years
Outdoor furniture	3 years
Outdoor equipment	2 to 5 years

Financial instruments

The Square initially measures its financial assets and financial liabilities at fair value.

The Square subsequently measures all its financial assets and financial liabilities at amortized cost.

Financial assets measured at amortized cost include cash, accounts receivable and amounts due from the City of Toronto.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities and amounts due to the City of Toronto.

YONGE-DUNDAS SQUARE
NOTES TO THE FINANCIAL STATEMENTS - Cont'd.
YEAR ENDED DECEMBER 31, 2019

2. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Cont'd.**

Non-monetary transactions

Non-monetary transactions are measured at the more reliable of the fair value of the asset given up and the fair value of the asset received unless the transaction lacks commercial substance or the transaction is an exchange of a product held for sale in the ordinary course of business, in which case the transaction is measured at the carrying amount of the asset given up.

Employee pension plan

The Square's eligible employees are members of a multi-employer defined benefit pension plan offered by the City of Toronto. Due to the nature of the Plan, the Square does not have sufficient information to account for the Plan as a defined benefit plan; therefore, the multi-employer defined benefit pension plan is accounted for in the same manner as a defined contribution plan. An expense is recorded in the period in which contributions are made.

Use of estimates

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Management makes accounting estimates when determining useful life of its tangible capital assets, assessing the allowance of doubtful accounts, and significant accrued liabilities. Actual results could differ from those estimates, the impact of which would be recorded in future periods. Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the year in which estimates are revised and in any future years affected.

3. **ACCOUNTS RECEIVABLE & DEFERRED REVENUE**

Accounts receivable includes \$75,527 of the following sponsorship and signage activities. In 2018, these activities were reflected in deferred revenue.

	<u>2019</u>	<u>2018</u>
Balance receivable (deferred), beginning of year	\$ (29,898)	\$ (135,322)
Add: Sponsorship fee received	(500,000)	(500,000)
Less: Sponsorship fee recognized	514,286	514,285
Add: Signage fee received	(400,000)	(400,000)
Less: Signage fee recognized	<u>491,139</u>	<u>491,139</u>
Balance receivable (deferred), end of year	\$ <u>75,527</u>	\$ <u>(29,898)</u>

YONGE-DUNDAS SQUARE
NOTES TO THE FINANCIAL STATEMENTS - Cont'd.
YEAR ENDED DECEMBER 31, 2019

4. OPERATING SURPLUS DUE FROM THE CITY OF TORONTO

The amount due from the City of Toronto consists of the following:

	<u>2019</u>	<u>2018</u>
Balance receivable, beginning of year	\$ <u>24,711</u>	\$ <u>16,952</u>
Current year's operating surplus	91,788	51,091
Current year's tangible capital assets net purchase	20,690	36,646
Current year's amortization	<u>(58,766)</u>	<u>(63,026)</u>
Net receivable from the City of Toronto for current year	<u>53,712</u>	<u>24,711</u>
Received during the current year	<u>(24,711)</u>	<u>(16,952)</u>
Balance receivable, end of year	\$ <u>53,712</u>	\$ <u>24,711</u>

5. TANGIBLE CAPITAL ASSETS

Tangible capital assets consist of the following:

	<u>2019</u>		<u>2018</u>	
	<u>Cost</u>	<u>Accumulated amortization</u>	<u>Cost</u>	<u>Accumulated amortization</u>
Computer equipment	\$ 53,274	\$ 47,229	\$ 51,478	\$ 39,318
Facilities equipment	232,266	170,783	222,581	141,243
Indoor furniture	29,338	29,338	29,338	29,338
Leasehold improvements	42,907	42,907	42,907	42,907
Outdoor furniture	81,535	72,474	76,360	63,267
Outdoor equipment	<u>204,133</u>	<u>174,577</u>	<u>200,099</u>	<u>162,469</u>
	643,453	\$ 537,308	622,763	\$ 478,542
Less: accumulated amortization	<u>(537,308)</u>		<u>(478,542)</u>	
	<u>\$ 106,145</u>		<u>\$ 144,221</u>	

6. EMPLOYEE PENSION PLAN

The Square makes contributions to the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer plan, on behalf of most of its eligible employees. The OMERS plan (the "Plan") is a defined benefit plan, which specifies the amount of the retirement benefit to be received by the employees based on the length of service and rates of pay. Employer contributions to this pension plan amounted to \$55,723 in 2019 (2018 - \$61,590).

The most recent actuarial valuation of the Plan as at December 31, 2019 indicates the Plan is in a surplus position and the Plan's December 31, 2019 financial statements indicate a net surplus of \$1.531 billion (a deficit of \$3.397 billion netted against unrecognized investment returns of \$4.928 billion that will be recognized over the next four years). The Plan's management is monitoring the adequacy of the contributions to ensure that future contributions together with the Plan's assets and future investment earnings will be sufficient to provide for all future benefits. At this time, the Square's contributions accounted for an insignificant portion of the Plan's total employer contributions. Additional contributions, if any, required to address the Square's proportionate share of a deficit will be expensed during the period incurred.

YONGE-DUNDAS SQUARE
NOTES TO THE FINANCIAL STATEMENTS - Cont'd.
YEAR ENDED DECEMBER 31, 2019

7. COMMITMENTS

The Square has entered into an operating lease for office premises ending December 2023, and an operating lease for equipment ending April 2020. The total minimum lease payments for both agreements for the remaining years are as follows:

2020	\$ 33,876
2021	30,871
2022	33,677
2023	<u>32,687</u>
	<u>\$ 131,111</u>

8. SUBSEQUENT EVENT

In mid-March 2020, subsequent to the Square's year-end, the province of Ontario declared a state of emergency in response to the public health concerns originating from the spread of the coronavirus disease.

On March 17, 2020, the Square was closed in response to the quarantine measures implemented by the provincial government to stop the spread of the virus. The Square does not currently have a scheduled reopening date. All events hosted by the Square and scheduled from March 17, 2020 through July 31, 2020, and those with high attendance through August 31, 2020, have been either postponed or cancelled as part of the impact of this subsequent event.

A high degree of uncertainty persists surrounding the full economic impact of the situation. The unpredictable nature of the spread of the disease makes it difficult to determine the length of time that the Square's operations will be impacted. Consequently, at the time of issuance of these financial statements, the effect that the abrupt decline in economic activity will have on the Square's operations, assets, liabilities, revenues and expenses is not yet known.

9. FINANCIAL INSTRUMENTS

Transactions in financial instruments may result in an entity assuming or transferring to another party one or more of the financial risks described below. The following disclosures provide information to assist users of the financial statements in assessing the extent of risk related to the Square's financial instruments.

Liquidity risk

Liquidity risk refers to the adverse consequence that the Square will encounter difficulty in meeting obligations associated with financial liabilities, which are comprised of accounts payable and accrued liabilities. The Square manages liquidity risk by monitoring its cash flow requirements on a regular basis. Management believes its overall liquidity risk to be minimal as the Square's financial assets are considered to be highly liquid.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Square's cash earns interest at prevailing market rates and management believes the interest rate exposure related to these financial instruments is negligible.

YONGE-DUNDAS SQUARE
NOTES TO THE FINANCIAL STATEMENTS - Cont'd.
YEAR ENDED DECEMBER 31, 2019

9. **FINANCIAL INSTRUMENTS - Cont'd.**

Credit risk

The Square is exposed to credit risk resulting from the possibility that parties may default on their financial obligations. The Square's maximum exposure to credit risk represents the sum of the carrying value of its cash and accounts receivable. The Square's cash is deposited with a Canadian chartered bank and as a result management believes the risk of loss to be remote. The Square provides credit to its customers in the normal course of operations. Management believes that the Square's credit risk with respect to accounts receivable is limited. The Square manages its credit risk by reviewing accounts receivable aging and following up on outstanding amounts.

Changes in risk

There have been no significant changes in the Square's risk exposures from the prior year.

YONGE-DUNDAS SQUARE
SCHEDULE OF EVENT SUPPORT REVENUE
YEAR ENDED DECEMBER 31, 2019

	<u>2019</u>	<u>2018</u>
Event support revenue		
Electrician	\$ 38,708	\$ 35,461
Security	370,644	307,239
AV technician	80,158	78,883
Custodial	70,681	55,398
Sound	86,813	78,460
Logistic and staging	346,631	312,633
Equipment rental	399,228	420,409
Utilities	26,255	18,715
Digital event services	<u>224,645</u>	<u>181,373</u>
	<u>\$ 1,643,763</u>	<u>\$ 1,488,571</u>