

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET  
BUSINESS IMPROVEMENT AREA**

**Financial Statements  
For the Year Ended December 31, 2021**

**BLOOR STREET  
BUSINESS IMPROVEMENT AREA**

**DECEMBER 31, 2021**

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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 Bloor Street Business Improvement Area

### ***Opinion***

I have audited the financial statements of Bloor Street Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2021, 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, 2021 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.

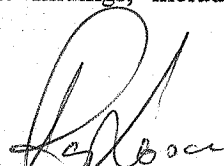
*Auditor's Responsibilities for the Audit of the Financial Statements*

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 Board'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.

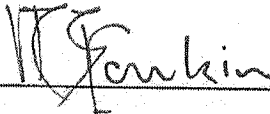
Toronto, Ontario  
April 19, 2022


  
Chartered Professional Accountant  
Licensed Public Accountant

THE BOARD OF MANAGEMENT FOR THE  
 BLOOR STREET BUSINESS IMPROVEMENT AREA  
 STATEMENT OF FINANCIAL POSITION  
 AS AT DECEMBER 31, 2021

	2021 \$	2020 \$
<b>FINANCIAL ASSETS</b>		
<b>Current</b>		
Cash	905,300	2,226,364
Short-term investments (Note 3)	513,747	505,657
Accounts receivable		
City of Toronto – special charges (Note 4)	86,212	-
Other	24,809	50,783
Current portion of long-term receivable	-	878,579
	1,533,068	3,661,383
<b>Long-term receivable</b>		
Amount to be recovered in the future (Note 5)	-	1,367,281
	1,530,068	5,028,664
<b>LIABILITIES</b>		
<b>Current</b>		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 4)	-	16,802
Other	1,526	198,050
Current Portion of long-term loan payable	-	878,579
	1,526	1,093,431
<b>Long-term payable</b>		
Loan payable (Note 5)	-	1,367,281
	1,526	2,460,712
<b>NET FINANCIAL ASSETS</b>	1,528,542	2,567,952
<b>CAPITAL FUND</b>	1,530,068	2,567,952

Approved on behalf of the Board of Management:

  
 \_\_\_\_\_  
 Chair

  
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 Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
 BLOOR STREET BUSINESS IMPROVEMENT AREA  
 STATEMENT OF OPERATIONS AND ACCUMULATED CAPITAL FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2021**

	<b>2021</b> <b>\$</b> <b>Budget</b> <b>(Note 10)</b>	<b>2021</b> <b>\$</b> <b>Actual</b>	<b>2020</b> <b>\$</b> <b>Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	1,650,000	1,708,983	1,651,303
Donations and sponsorships	250,000	-	250,000
BSTP Maintenance Reserve Fund (Note 6)	-	-	345,289
Interest and Other	5,000	4,205	12,316
	<u>1,905,000</u>	<u>1,713,188</u>	<u>2,258,908</u>
<b>EXPENSES</b>			
Administration	8,000	4,037	3,928
Capital (Note 9)	3,027,056	313,579	461,524
Debt repayment	990,872	2,331,089	990,872
Provision for (recovery of) uncollected special charge (Note 4)	147,918	103,893	111,569
	<u>4,173,846</u>	<u>2,752,598</u>	<u>1,567,893</u>
<b>NET INCREASE (DECREASE) IN CAPITAL FUND BALANCE FOR THE YEAR</b>	(2,268,846)	(1,039,410)	691,015
<b>CAPITAL FUND BALANCE, BEGINNING OF YEAR</b>	<u>2,567,952</u>	<u>2,597,952</u>	<u>1,876,937</u>
<b>CAPITAL FUND BALANCE, END OF YEAR</b>	<u>299,106</u>	<u>1,528,542</u>	<u>2,567,952</u>

THE BOARD OF MANAGEMENT FOR THE  
 BLOOR STREET BUSINESS IMPROVEMENT AREA  
 STATEMENT OF CHANGES IN NET FINANCIAL ASSETS  
 FOR THE YEAR ENDED DECEMBER 31, 2021

	2021 \$	2020 \$
Net increase (decrease) in capital fund balance for the year	(1,039,410)	691,015
Acquisition of tangible capital assets	-	-
Amortization of tangible capital assets	-	-
	(1,039,410)	691,015
Balance - Beginning of year	2,567,952	1,876,937
Balance - End of year	<u>1,528,542</u>	<u>2,567,952</u>

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET BUSINESS IMPROVEMENT AREA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

	2021 \$	2020 \$
<b>Cash flows from operating transactions</b>		
Net increase (decrease) in capital fund balance for the year	(1,039,410)	691,015
<b>Non-cash changes to operations</b>		
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(86,212)	95,580
Accounts receivable – other	25,974	(8,951)
Accounts payable - City of Toronto	-	16,802
Accounts payable – other	(16,802)	
	(196,524)	184,344
<b>Cash Provided (Used) By Operations</b>	(1,312,974)	978,790
<b>Financing Activities</b>		
Payment of loan	(2,245,860)	(836,741)
Capital contribution	2,245,860	836,741
	-	-
<b>Investing Activities</b>		
(Increase) decrease in short-term investment	(8,090)	(5,657)
<b>Net increase in cash</b>	(1,321,064)	973,133
<b>Cash, Beginning of Year</b>	2,226,364	1,253,231
<b>Cash, End of Year</b>	905,300	2,226,364



**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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**1. ESTABLISHMENT AND OPERATIONS**

The Bloor Street Business Improvement Area (BIA) has been created solely for the purpose of allowing the City of Toronto to recover all costs associated with the Bloor Street Transformation Project. Its only purpose is to approve an annual budget to repay a loan from the City of Toronto including interest charges which will be amortized over a 20-year recovery period.

**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 their fair market value.

**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.

**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.

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2021**

**3. SHORT-TERM INVESTMENTS**

Short-term investments consist of guaranteed investment certificates with the BMO Wealth Management. This investment bears interest at the rate ranging from 0.6% to 0.72% per annum and will be maturing in 2022.

**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/payable net of an allowance for uncollected amounts. The special charges receivable from (payable to) the City of Toronto are comprised of:

	2021 \$	2020 \$
Total special charges outstanding	380,512	312,498
Less: allowance for uncollected special charges	(294,300)	(329,300)
Special charges receivable (payable)	<u>86,212</u>	<u>(16,802)</u>

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

	2021 \$	2020 \$
Special charges written-off	138,893	79,369
Increase (decrease) in provision for losses on assessment appeals	(35,000)	32,200
	<u>103,893</u>	<u>111,569</u>

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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**5. AMOUNT TO BE RECOVERED IN THE FUTURE  
LOAN PAYABLE**

The final construction cost of the Bloor Street Transformation Project was \$18,542,564. Local development projects have contributed \$5,000,000 for this project. The City has applied this amount towards the cost of the project.

In order to finance the net cost, the BIA signed an agreement with the City to obtain a loan amounting to \$13,542,564. The BIA made an initial payment of \$1,400,000 in 2008. The balance amounting to \$12,142,564 was to be paid in 19 annual installments of \$990,872 and a final installment of \$515,704. The installments include principal and interest at the rate of five percent (5%) per annum. Initially the loan was expected to mature in 2027.

In 2019, in order to minimize interest expenses and pay off the loan earlier, the BIA made an additional payment of \$3,000,000 out of accumulated capital funds. In 2021, the remaining balance of the loan was fully paid off. . Due to the early payment of the loan, the BIA saved approximately \$132,000 in interest expenses.

**6. BLOOR STREET TRANSFORMATION MAINTENANCE RESERVE FUND**

BIA is required to contribute \$30,000 annually, commencing in 2009 and ending in 2027 to a maximum amount of \$540,000, to the City Bloor Street Transformation Maintenance Reserve Fund.

The summary of the activities of the Reserve Funds were as follows:

	2021	2020
	\$	\$
Balance, beginning of year	-	354,289
Contributions	-	-
Transferred to Statement of Operations	-	(345,289)
Interest	-	-
Balance, end of year	-	-

In accordance with an amended loan agreement, the City waived the requirement of the Bloor Street Transformation Maintenance Reserve Fund and transferred the balance of the fund to the BIA.

**7. 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.

**THE BOARD OF MANAGEMENT FOR THE  
BLOOR STREET BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2021**

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**8. 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.

**9. CAPITAL EXPENSES**

In order to finance major capital expenses, the BIA annually budgets certain amounts and accumulates them. Once adequate funds have accumulated, the BIA undertakes capital improvement projects. 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 capital fund.

**10. BUDGET**

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

**11. SUBSEQUENT EVENT**

The BIA was created solely for the purpose of allowing the City of Toronto to recover all costs associated with the Bloor Street Transformation Project. The BIA has now fully paid the loan to the City and had met its mandate. At the request of the Board on April 6, 2022 City Council approved the dissolution of the Bloor Street BIA. The surplus amounting to \$1,528,542 will be transferred to Bloor-Yorkville BIA in trust to meet the remaining obligations of the Bloor Street BIA.