

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

**Financial Statements
For the Year Ended December 31, 2023**

ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2023

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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 Market Neighbourhood Business Improvement Area

Opinion

I have audited the financial statements of St. Lawrence Market Neighbourhood Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2023, 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, 2023 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 (CAS). 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
May 8, 2023


Chartered Professional Accountant
Licensed Public Accountant

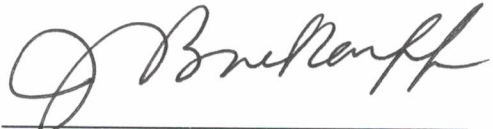
**THE BOARD OF MANAGEMENT FOR THE
 ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
 STATEMENT OF FINANCIAL POSITION
 AS AT DECEMBER 31, 2023**

	2023	2022
	\$	\$
FINANCIAL ASSETS		
Cash	161,083	186,346
Short-term investments (Note 3)	738,396	1,141,323
Accounts receivable		
City of Toronto – special charges (Note 4)	-	50,468
City of Toronto – other	-	29,590
Other	116,089	134,598
	<u>1,015,568</u>	<u>1,542,325</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto- Special charges (Note 4)	19,929	-
- other	26,386	108,647
Other	28,954	53,889
	<u>75,269</u>	<u>162,536</u>
Deferred revenue (Note 6)	240,000	320,000
	<u>315,269</u>	<u>482,536</u>
NET FINANCIAL ASSETS	700,299	1,059,789
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 5)	697,843	482,740
ACCUMULATED SURPLUS	<u>1,398,142</u>	<u>1,542,529</u>

Approved on behalf of the Board of Management:



 Chair



 Treasurer

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2023**

	2023 \$ Budget (Note 11)	2023 \$ Actual	2022 \$ Actual
REVENUE			
City of Toronto – special charges	1,492,205	1,508,385	1,351,328
Federal grant – Wellington St. Project	-	750,000	
Festival, grants, sponsorships and other	332,500	228,758	229,743
	<u>1,824,705</u>	<u>2,487,143</u>	<u>1,581,071</u>
EXPENSES			
Administration	678,664	588,584	545,691
Promotion and advertising	388,550	259,285	352,770
Maintenance and Improvements	370,000	314,808	330,275
Capital (Note 9)	480,000	1,073,355	198,233
Amortization	-	235,837	146,328
Provision for uncollected special charges (Note 4)	72,491	159,661	66,779
	<u>1,989,705</u>	<u>2,631,530</u>	<u>1,640,076</u>
SURPLUS (DEFICIT) FOR THE YEAR	(165,000)	(144,387)	(59,005)
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>1,542,529</u>	<u>1,542,529</u>	<u>1,601,534</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>1,377,529</u>	<u>1,398,142</u>	<u>1,542,529</u>

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2023**

	2023	2022
	\$	\$
Surplus (deficit) for the year	(144,387)	(59,005)
Acquisition of tangible capital assets	(450,940)	(461,353)
Disposal of tangible capital assets	-	-
Amortization of tangible capital assets	<u>235,837</u>	<u>146,328</u>
	(359,490)	(374,030)
Balance - Beginning of year	<u>1,059,789</u>	<u>1,433,819</u>
Balance - End of year	<u>700,299</u>	<u>1,059,789</u>

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2023**

	2023	2022
	\$	\$
Cash flows from operating transactions		
Surplus (deficit) for the year	(144,387)	(59,005)
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	235,837	146,328
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	80,058	56,276
Accounts receivable – other	18,509	(72,350)
Accounts payable – City of Toronto	(62,332)	85,976
Accounts payable – other	(24,935)	25,831
Deferred revenue	(80,000)	320,000
	<u>22,750</u>	<u>503,056</u>
Cash Provided by Operations	22,750	503,056
Investing Activities		
Purchase of tangible capital assets	(450,940)	(461,353)
(Increase) decrease in short-term investments	402,927	(8,221)
	<u>186,346</u>	<u>152,864</u>
Cash, Beginning of Year	186,346	152,864
Cash, End of Year	<u>161,083</u>	<u>186,346</u>

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2023**

1. ESTABLISHMENT AND OPERATIONS

The St. Lawrence Market Neighbourhood 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 BIA 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 BIA 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.

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. The BIA classifies short-term investments as current assets and reports them at their fair market value.

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:

Computers	3 years	Wellington St. Project	5 years
Street Furniture	5 years	Front Street Improvements	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 are recorded at the approximated fair value.

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2023**

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 SHORT-TERM INVESTMENTS

Short-term investments consist of cashable guaranteed investment certificates with TD Canada Trust. These investments bear interest at the rates ranging from 3.5% to 4.2% per annum and will be maturing in 2024.

4 CITY OF TORONTO – SPECIAL CHARGES

Special charges levied by the City are collected and remitted to the BIA by the City. The total special charges outstanding consist of amounts collected by the City not yet remitted to the BIA and amounts uncollected by the City.

The BIA records special charges receivable net of an allowance for uncollected amounts. The special charges receivable from the City of Toronto are comprised of:

	2023	2022
	\$	\$
Total special charges outstanding	44,271	103,768
Less: Allowance for uncollected special charges	(64,200)	(53,300)
Special charges receivable (payable)	<u>(19,929)</u>	<u>50,468</u>

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

	2023	2022
	\$	\$
Special charges written-off	148,761	87,779
Change in provision for uncollected special charges	10,900	(21,000)
	<u>159,661</u>	<u>66,779</u>

THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2023

5 CAPITAL ASSETS

	2023					
	Lights	Street Furniture	Street-scape & Planters	Wellington St. Project	Front Street Improvements	Total
Cost						
Beginning	-	20,193	190,228	355,346	345,345	911,112
Additions	10,395	8,480	131,982	300,083	-	450,940
Disposals						
Ending	10,395	28,673	322,210	655,429	345,345	1,362,052
Beginning	-	14,355	184,339	160,609	69,069	428,372
Amortization	2,079	5,735	27,868	131,086	69,069	235,837
Disposals						
Ending	2,079	20,090	212,207	291,695	138,138	664,209
Net Book Value	8,316	8,583	110,003	363,734	207,207	697,843

	2022					
	Computers	Street Furniture	Street-scape	Wellington St. Project	Front Street Improvements	Total
Cost						
Beginning	9,151	20,193	182,867	246,699	-	458,910
Additions			7,361	108,647	345,345	461,353
Disposals						
Ending	9,151	20,193	190,228	355,346	345,345	920,263
Beginning	8,472	10,316	182,867	89,540	-	291,195
Amortization	679	4,039	1,472	71,069	69,069	146,328
Disposals						
Ending	9,151	14,355	184,339	160,609	69,069	437,523
Net Book Value	-	5,838	5,889	194,737	276,276	482,740

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2023**

6 DEFERRED REVENUE

In 2022, the BIA received Section 37 funding of \$400,000 for the Front Street Improvements Project. This amount will be amortized over five years consistent with the amortization of the capital costs incurred for this project.

7 INSURANCE

The BIA 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 BIA. Insurance coverage providing \$5,000,000 for each occurrence or accident has been obtained by the BIA through the City of Toronto.

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 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.

10 COMMITMENTS

The BIA, 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 BIA is committed to capital improvement projects of which the BIA's share of \$143,556 (2022 - \$221,438) was outstanding as at December 31, 2023.

11 BUDGET

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

**THE BOARD OF MANAGEMENT FOR THE
ST. LAWRENCE MARKET NEIGHBOURHOOD BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2023**

12 NAME CHANGE

At the request of the Board, on March 8, 2024, City Council approved the name change from the St. Lawrence Market Neighbourhood Business Improvement area to the Old Town Toronto Business Improvement Area.