

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

**Financial Statements
For the Year Ended December 31, 2024**

THE WATERFRONT BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2024

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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 Waterfront Business Improvement Area

Opinion

I have audited the financial statements of The Waterfront Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2024, 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, 2024 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 generally accepted 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 Board 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 skepticism 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
April 24, 2025


Chartered Professional Accountant
Licensed Public Accountant

THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2024

	2024 \$	2023 \$
FINANCIAL ASSETS		
Cash	827,254	1,047,058
Short-term investments (Note 3)	295,344	36,451
Accounts receivable		
City of Toronto- Special charges (Note 4)	32,791	222,386
Other	30,875	17,772
	<u>1,186,264</u>	<u>1,323,667</u>
LIABILITIES		
Accounts payable		
City of Toronto – Special charges (Note 3)	-	171,518
Other	68,032	46,163
	<u>68,032</u>	<u>217,681</u>
NET FINANCIAL ASSETS	<u>1,118,232</u>	<u>1,105,986</u>
NON-FINANCIAL ASSETS		
Prepaid expenses	232,013	15,806
Tangible Capital Assets (Note 5)	293,741	380,892
	<u>525,754</u>	<u>396,698</u>
ACCUMULATED SURPLUS	<u>1,643,986</u>	<u>1,502,684</u>

Approved on behalf of the Board of Management:


Chair


Treasurer

**THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
FOR THE YEAR ENDED DECEMBER 31, 2024**

	2024 \$ Budget (Note 9)	2024 \$ Actual	2023 \$ Actual
REVENUE			
City of Toronto – special charges	2,140,958	2,170,158	2,094,235
Grants, sponsorships, interest and other	15,000	102,746	116,169
	<u>2,155,958</u>	<u>2,272,904</u>	<u>2,210,404</u>
EXPENSES			
Administration	898,444	876,592	812,220
Promotion and advertising	1,010,000	802,982	856,385
Maintenance	210,000	218,778	207,107
Capital (Note 8)	20,000	-	-
Amortization	-	111,778	120,977
Provision for uncollected special charges (Note 4)	194,633	121,472	161,806
	<u>2,333,077</u>	<u>2,131,602</u>	<u>2,158,495</u>
SURPLUS (DEFICIT) FOR THE YEAR	(177,119)	141,302	51,909
ACCUMULATED SURPLUS, BEGINNING OF YEAR	<u>1,502,684</u>	<u>1,502,684</u>	<u>1,450,775</u>
ACCUMULATED SURPLUS, END OF YEAR	<u>1,325,565</u>	<u>1,643,986</u>	<u>1,502,684</u>

THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
FOR THE YEAR ENDED DECEMBER 31, 2024

	2024 \$	2023 \$
Surplus for the year	141,302	51,909
Acquisition of tangible capital assets	(24,627)	(345,926)
Decrease (Increase) in prepaid expenses	(216,207)	122,750
Amortization of tangible capital assets	111,778	120,977
	12,246	(50,290)
Balance - Beginning of year	1,105,986	1,156,276
Balance - End of year	1,118,232	1,105,986

THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024

	2024 \$	2023 \$
Cash flows from operating activities		
Surplus for the year	141,302	51,909
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	111,778	120,977
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	189,595	(18,421)
Accounts receivable – other	(13,103)	6,267
Prepaid expenses	(216,207)	122,750
Accounts payable – City of Toronto	(171,518)	22,591
Accounts payable – other	21,869	(7,966)
Cash Provided by Operations	63,716	298,107
Investing Activities		
Purchase of tangible capital assets	(24,627)	(345,926)
(Increase) decrease in short-term investments	(258,893)	242,554
Cash, Beginning of Year	1,047,058	852,323
Cash, End of Year	827,254	1,047,058

**THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2024**

1. ESTABLISHMENT AND OPERATIONS

The Waterfront 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 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:

Banners & Computers	3 years	Waterfront RE Connect	3 years
Office Furniture	5 years	Wayfinding signs	5 years
TERRY FOX PARK	5 years	:Love Park Sculpture	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 WATERFRONT BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2024**

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 guaranteed investment certificate with the Scotiabank. These investments bear interest at the rate of ranging from 3.4% to 4.25% per annum and will be maturing in 2025.

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 (payable) from the City of Toronto are comprised of:

	2024	2023
	\$	\$
Total special charges outstanding	225,991	437,086
Less: Allowance for uncollected special charges	(193,200)	(214,700)
Special charges receivable / payable	<u>32,791</u>	<u>222,386</u>

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

	2024	2023
	\$	\$
Special charges written-off	142,972	153,306
Change in provision for losses on assessment appeals	(21,500)	8,500
	<u>121,472</u>	<u>161,806</u>

THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2024

5. CAPITAL ASSETS

	2024						
	Street Signs	Computers & Banners	Terry Fox Park	Love Park Sculpture & furniture	Wayfinding Signs	Waterfront RE Connect	Total
Cost							
Beginning	9,715	117,796	100,000	88,348	113,680	205,000	634,539
Additions	-	8,484	-	-	16,143	-	24,627
Ending	9,715	126,280	100,000	88,348	129,823	205,000	659,166
Accumulated Amortization							
Beginning	3,886	115,423	20,000	17,670	36,668	60,000	253,647
Amortization	1,943	5,201	20,000	17,670	25,964	41,000	111,778
Ending	5,829	120,624	40,000	35,340	62,632	101,000	365,425
Net Book Value	3,886	5,656	60,000	53,008	67,191	104,000	293,741

	2023						
	Street Signs	Computers & Banners	Terry Fox Park	Love Park Sculpture & furniture	Wayfinding Signs	Waterfront RE Connect	Total
Cost							
Beginning	9,715	114,236	-	-	69,662	95,000	288,613
Additions		3,560	100,000	88,348	44,018	110,000	345,926
Ending	9,715	117,796	100,000	88,348	113,680	205,000	634,539
Accumulated Amortization							
Beginning	1,943	97,795	-	-	13,932	19,000	132,670
Amortization	1,943	17,628	20,000	17,670	22,736	41,000	120,977
Ending	3,886	115,423	20,000	17,670	36,668	60,000	253,647
Net Book Value	5,829	2,373	80,000	70,678	77,012	145,000	380,892

**THE BOARD OF MANAGEMENT FOR
THE WATERFRONT BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2024**

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 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.

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.