

**THE BOARD OF MANAGEMENT FOR THE  
OLD TOWN TORONTO  
(previously known as St. Lawrence Market Neighbourhood)  
BUSINESS IMPROVEMENT AREA**

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

**OLD TOWN TORONTO  
BUSINESS IMPROVEMENT AREA  
(previously known as St. Lawrence Market Neighbourhood)**

**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 OLD TOWN TORONTO Business Improvement Area

### ***Opinion***

I have audited the financial statements of OLD TOWN TORONTO (previously known as St. Lawrence Market Neighbourhood) 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 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.

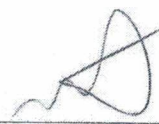
Toronto, Ontario  
May 14, 2025


  
Chartered Professional Accountant  
Licensed Public Accountant

THE BOARD OF MANAGEMENT FOR THE  
**OLD TOWN TORONTO BUSINESS IMPROVEMENT AREA**  
(PREVIOUSLY KNOWN AS ST. LAWRENCE MARKET NEIGHBOURHOOD)  
**STATEMENT OF FINANCIAL POSITION**  
**As At December 31, 2024**

	2024 \$	2023 \$
<b>FINANCIAL ASSETS</b>		
Cash	202,815	161,083
Short-term investments (Note 3)	762,489	738,396
Accounts receivable		
City of Toronto – special charges (Note 4)	128,977	-
Other	214,935	116,089
	<u>1,309,216</u>	<u>1,015,568</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto- Special charges (Note 4)	-	19,929
- other	83,672	26,386
Other	78,273	28,954
	<u>161,945</u>	<u>75,269</u>
Deferred revenue (Note 6)	240,000	240,000
	<u>401,945</u>	<u>315,269</u>
<b>NET FINANCIAL ASSETS</b>	907,271	700,299
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 5)	656,717	697,843
<b>ACCUMULATED SURPLUS</b>	<u>1,563,988</u>	<u>1,398,142</u>

Approved on behalf of the Board of Management:

  
\_\_\_\_\_  
Chair

  
\_\_\_\_\_  
Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
OLD TOWN TORONTO BUSINESS IMPROVEMENT AREA  
(PREVIOUSLY KNOWN AS ST. LAWRENCE MARKET NEIGHBOURHOOD)  
STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<b>2024 \$ Budget (Note 11)</b>	<b>2024 \$ Actual</b>	<b>2023 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	1,552,321	1,639,046	1,508,385
Grants	75,000	255,000	750,000
Festival, grants, sponsorships and other	47,000	199,926	228,758
	<u>1,674,321</u>	<u>2,093,972</u>	<u>2,487,143</u>
<b>EXPENSES</b>			
Administration	669,142	647,544	588,584
Promotion and advertising	356,000	386,448	259,285
Maintenance and Improvements	384,000	353,540	314,808
Capital (Note 9)	382,000	114,239	1,073,355
Amortization	-	338,993	235,837
Provision for uncollected special charges (Note 4)	141,120	87,362	159,661
	<u>1,932,262</u>	<u>1,928,126</u>	<u>2,631,530</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	(257,941)	165,846	(144,387)
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<u>1,398,142</u>	<u>1,398,142</u>	<u>1,542,529</u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u>1,140,201</u>	<u>1,563,988</u>	<u>1,398,142</u>



**THE BOARD OF MANAGEMENT FOR THE**  
**OLD TOWN TORONTO BUSINESS IMPROVEMENT AREA**  
**(PREVIOUSLY KNOWN AS ST. LAWRENCE MARKET NEIGHBOURHOOD)**  
**STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	2024 \$	2023 \$
Surplus (deficit) for the year	165,846	(144,387)
Acquisition of tangible capital assets	(297,867)	(450,940)
Disposal of tangible capital assets	-	-
Amortization of tangible capital assets	338,993	235,837
	206,972	(359,490)
Balance - Beginning of year	700,299	1,059,789
Balance - End of year	907,271	700,299

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**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	2024 \$	2023 \$
<b>Cash flows from operating transactions</b>		
Surplus (deficit) for the year	165,846	(144,387)
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	338,993	235,837
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(128,977)	80,058
Accounts receivable – other	(98,846)	18,509
Accounts payable – City of Toronto	37,357	(62,332)
Accounts payable – other	49,319	(24,935)
Deferred revenue	-	(80,000)
<b>Cash Provided by Operations</b>	363,692	22,750
<b>Investing Activities</b>		
Purchase of tangible capital assets	(297,867)	(450,940)
(Increase) decrease in short-term investments	(24,093)	402,927
<b>Cash, Beginning of Year</b>	161,083	186,346
<b>Cash, End of Year</b>	202,815	161,083



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

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**1. ESTABLISHMENT AND OPERATIONS**

The OLD TOWN TORONTO (previously known as 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 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	Banners	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.

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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 cashable guaranteed investment certificates with TD Canada Trust. These investments bear interest at the rates ranging from 2.75% to 3.75% 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 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:

	2024	2023
	\$	\$
Total special charges outstanding	196,877	44,271
Less: Allowance for uncollected special charges	(67,900)	(64,200)
Special charges receivable (payable)	<u>128,977</u>	<u>(19,929)</u>

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

	2024	2023
	\$	\$
Special charges written-off	83,662	148,761
Change in provision for uncollected special charges	<u>3,700</u>	<u>10,900</u>
	<u>87,362</u>	<u>159,661</u>



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NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2024

**5 CAPITAL ASSETS**

2024						
	Banners	Street Furniture & Lights	Street-scape & Planters	Wellington St. Project	Front Street Improvements	Total
<b>Cost</b>						
Beginning	-	39,069	322,210	655,429	345,345	1,362,053
Additions	57,286	98,626	141,955	-	-	297,867
Disposals						
<b>Ending</b>	<b>57,286</b>	<b>137,695</b>	<b>464,165</b>	<b>655,429</b>	<b>345,345</b>	<b>1,659,920</b>
Beginning	-	22,169	212,207	291,695	138,138	664,209
Amortization	19,095	26,910	92,833	131,086	69,069	338,993
Disposals	-	-	-	-	-	-
<b>Ending</b>	<b>19,095</b>	<b>49,079</b>	<b>305,040</b>	<b>422,781</b>	<b>207,208</b>	<b>1,003,203</b>
<b>Net Book Value</b>	<b>38,191</b>	<b>88,616</b>	<b>159,125</b>	<b>232,648</b>	<b>138,137</b>	<b>656,717</b>

2023						
	Banners	Street Furniture & Lights	Street-scape	Wellington St. Project	Front Street Improvements	Total
<b>Cost</b>						
Beginning	-	20,193	190,228	355,346	345,345	911,112
Additions	-	18,875	131,982	300,083	-	450,940
Disposals	-	-	-	-	-	-
<b>Ending</b>	<b>-</b>	<b>39,068</b>	<b>322,210</b>	<b>655,429</b>	<b>345,345</b>	<b>1,362,052</b>
Beginning	-	14,355	184,339	160,609	69,069	428,372
Amortization	-	7,814	27,868	131,086	69,069	235,837
Disposals	-	-	-	-	-	-
<b>Ending</b>	<b>-</b>	<b>22,169</b>	<b>212,207</b>	<b>291,695</b>	<b>138,138</b>	<b>664,209</b>
<b>Net Book Value</b>	<b>-</b>	<b>16,899</b>	<b>110,003</b>	<b>363,734</b>	<b>207,207</b>	<b>697,843</b>

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NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2024

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**6 DEFERRED REVENUE**

In 2023, the BIA received Section 37 funding of \$400,000 for the Front Street Improvements and Wellington Street Projects. This amount will be used towards the remaining cost to be incurred of these projects.

**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**

**(a) Fair value**

The financial instruments recognized in the statement of financial position consist of cash, short-investments, accounts receivable, prepaid expenses, accounts payable and accrued liabilities. The fair values of these financial instruments approximate their carrying amounts due to the short-term maturity of these instruments.

**(b) Interest rate risk**

Interest rate risk is from the possibility that changes in interest rates will affect the value of investments disclosed in Note 3. As these investments are cashable on demand, the BIA is not exposed to this risk.

**(c) Liquidity risk**

Liquidity risk is that the BIA will encounter difficulties in meeting obligations associated with financial liabilities. The BIA manages its liquidity risk by maintaining sufficient readily available funds in order to meet its liquidity requirements at any point in time.



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NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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**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 \$297,954 (2023 - \$143,556) was outstanding as at December 31, 2024.

**11 BUDGET**

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

**12 NAME CHANGE**

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