

**Board of Management for the
Downtown Improvement Area
Financial Statements
For the year ended December 31, 2020**

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Financial Statements
For the year ended December 31, 2020

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Independent Auditor's Report

To the members of Board of Management for the Downtown Improvement Area

Opinion

We have audited the financial statements of Board of Management for the Downtown Improvement Area (the Organization), which comprise the statement of financial position as at December 31, 2020, the statements of operations and accumulated surplus, statement of change in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Organization as at December 31, 2020, and its financial performance and 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 the Organization 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 the Organization'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 the Organization'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 the Organization'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 Organization'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 the Organization 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

North Bay, Ontario
May 5, 2021

Board of Management for the Downtown Improvement Area Statement of Financial Position

December 31	2020	2019
Financial assets		
Cash and cash equivalents (Note 2)	\$ 125,672	\$ 100,815
Accounts receivable (Note 3)	57,780	55,897
	183,452	156,712
Liabilities		
Accounts payable and accrued liabilities	50,145	25,544
Deferred revenue	-	5,373
Net financial assets	133,307	125,795
Non-financial assets		
Prepaid expenses	-	858
Tangible capital assets (Note 6)	59,531	42,960
	59,531	43,818
Accumulated surplus (Note 5)	\$ 192,838	\$ 169,613

Uncertainty due to COVID-19 (Note 8)

On behalf of the Board:

_____ Director

_____ Director

Board of Management for the Downtown Improvement Area Statement of Operations and Accumulated Surplus

For the year ended December 31	2020 Budget	2020 Actual	2019 Actual
Revenues			
Corporation of the City of North Bay			
Tax levy	\$ 142,176	\$ 142,177	\$ 138,643
Tax supplementary (write-offs)	(1,000)	(3,297)	(1,717)
	141,176	138,880	136,926
Beautification Grant	25,000	40,241	37,668
Government grants	31,500	-	8,425
Marketing, fundraising and other	16,460	19,070	32,850
	214,136	198,191	215,869
Expenses (Note 7)			
Administration	102,436	62,860	78,521
Marketing	69,200	45,506	49,202
Economic development	-	-	87
Beautification	42,500	66,600	20,320
	214,136	174,966	148,130
Annual surplus	-	23,225	67,739
Accumulated surplus, beginning of year	169,613	169,613	101,874
Accumulated surplus, end of year	\$ 169,613	\$ 192,838	\$ 169,613

The accompanying notes are an integral part of these financial statements.

**Board of Management for the Downtown Improvement Area
Statement of Change in Net Financial Assets**

For the year ended December 31	2020	2019
Annual surplus	\$ 23,225	\$ 67,739
Acquisition of tangible capital assets	(24,651)	(42,001)
Amortization of tangible capital assets	8,080	4,527
	<u>6,654</u>	<u>30,265</u>
Acquisition of prepaid expenses	-	(858)
Use of prepaid expenses	858	651
	<u>858</u>	<u>(207)</u>
Net change in net financial assets	7,512	30,058
Net financial assets, beginning of year	<u>125,795</u>	<u>95,737</u>
Net financial assets, end of year	<u>\$ 133,307</u>	<u>\$ 125,795</u>

The accompanying notes are an integral part of these financial statements.

Board of Management for the Downtown Improvement Area Statement of Cash Flows

For the year ended December 31	2020	2019
Cash provided by (used in)		
Operating transactions		
Annual surplus for the year	\$ 23,225	\$ 67,739
Items not involving cash		
Amortization of tangible capital assets	8,080	4,527
	31,305	72,266
Changes in non-cash working capital balances		
Accounts receivable	(1,883)	(42,706)
Prepaid expenses	858	(207)
Accounts payable and accrued liabilities	24,601	16,674
Deferred revenue	(5,373)	5,373
	49,508	51,400
Capital transactions		
Purchase of tangible capital assets	(24,651)	(42,001)
Increase in cash and cash equivalents during the year	24,857	9,399
Cash and cash equivalents, beginning of year	100,815	91,416
Cash and cash equivalents, end of year	\$ 125,672	\$ 100,815

The accompanying notes are an integral part of these financial statements.

Board of Management for the Downtown Improvement Area Notes to Financial Statements

December 31, 2020

1. Significant Accounting Policies

Nature of Entity	The Board was created under the Municipal Act pursuant to the Corporation of the City of North Bay's By-Law #144-77. It was created to improve or beautify public properties within the designated business improvement area and to generally promote the area as a place of business, shopping and entertainment.								
Basis of Accounting	<p>The financial statements of the Board are prepared in accordance with Canadian public sector accounting standards.</p> <p>Sources of financing and expenses are reported on an accrual basis of accounting. The accrual basis of accounting recognizes revenues as they become available and measurable, expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.</p>								
Non-Financial Assets	Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.								
Tangible Capital Assets	<p>Tangible capital assets are stated at cost less accumulated amortization. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset commencing once the asset is available for productive use as follows:</p> <table><tr><td>Equipment</td><td>- 3 to 5 years</td></tr><tr><td>Signs</td><td>- 5 years</td></tr><tr><td>Computer equipment</td><td>- 3 to 4 years</td></tr><tr><td>Leasehold improvements</td><td>- 3 years</td></tr></table> <p>Leasehold improvements are amortized on a straight-line basis over the shorter of the lease term or their estimated useful lives.</p> <p>In the year of acquisition half of the above stated amount is recorded.</p>	Equipment	- 3 to 5 years	Signs	- 5 years	Computer equipment	- 3 to 4 years	Leasehold improvements	- 3 years
Equipment	- 3 to 5 years								
Signs	- 5 years								
Computer equipment	- 3 to 4 years								
Leasehold improvements	- 3 years								

Board of Management for the Downtown Improvement Area

Notes to Financial Statements

December 31, 2020

1. Significant Accounting Policies (continued)

Reserves and Reserve Fund Certain amounts, as approved by the Board, are set aside in reserves and reserve fund for future operating and capital purposes. Transfers to and/or from reserves and reserve funds are an adjustment to the respective fund when approved.

Revenue Recognition The tax levy is recognized in the tax year that it relates to.

Marketing, fundraising and other revenues are recorded in the period earned, provided collection of the relevant receivable is probable and reasonable estimates of the amounts can be made.

Government transfers are recognized in the financial statements as revenues in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

Use of Estimates The preparation of the financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting periods. Estimates in these financial statements include the useful life of tangible capital assets. Actual results could differ from those estimates.

2. Cash and Cash Equivalents

Included in cash and cash equivalents is \$56,709 (2019 - \$56,079) with respect to the Reserve Fund.

Board of Management for the Downtown Improvement Area Notes to Financial Statements

December 31, 2020

3. Accounts Receivable

	2020	2019
Government of Canada	\$ 4,889	\$ 1,927
City of North Bay	52,241	51,240
Other	650	2,730
	\$ 57,780	\$ 55,897

4. Related Party Transactions

During the year the Board entered into transactions with the Board's directors in the amount of \$44,995 (2019 - \$11,915). These transactions were measured at exchange amounts being the amounts agreed upon by the two parties.

In the normal course of business, the Board may also purchase services from many of its members.

5. Accumulated Surplus

	2020	2019
Invested in tangible capital assets	\$ 59,531	\$ 42,960
Reserve fund (i)	56,709	56,079
Current Fund	76,598	70,574
Accumulated surplus, end of year	\$ 192,838	\$ 169,613

(i) Reserve fund

	2020	2019
Revenues		
Investment income	\$ 630	\$ 1,039
Expenses	-	-
Excess of revenues over expenses	630	1,039
Balance, beginning of year	56,079	55,040
Balance, end of year	\$ 56,709	\$ 56,079

Board of Management for the Downtown Improvement Area Notes to Financial Statements

December 31, 2020

6. Tangible Capital Assets

	2020				
	Equipment	Signs	Computer Equipment	Total	
Cost, beginning of year	\$ 77,748	\$ 42,274	\$ 4,869	\$ 124,891	
Additions	3,853	19,912	886	24,651	
Disposals	-	-	-	-	
Cost, end of year	<u>81,601</u>	<u>62,186</u>	<u>5,755</u>	<u>149,542</u>	
Accumulated amortization, beginning of year	38,877	39,523	3,531	81,931	
Amortization	6,305	1,100	675	8,080	
Disposals	-	-	-	-	
Accumulated amortization, end of year	<u>45,182</u>	<u>40,623</u>	<u>4,206</u>	<u>90,011</u>	
Net carrying amount, end of year	<u>\$ 36,419</u>	<u>\$ 21,563</u>	<u>\$ 1,549</u>	<u>\$ 59,531</u>	

	2019				
	Equipment	Signs	Computer Equipment	Leasehold Improvements	Total
Cost, beginning of year	\$ 40,144	\$ 38,973	\$ 3,775	\$ 1,406	\$ 84,298
Additions	37,604	3,301	1,094	-	41,999
Disposals	-	-	-	(1,406)	(1,406)
Cost, end of year	<u>77,748</u>	<u>42,274</u>	<u>4,869</u>	<u>-</u>	<u>124,891</u>
Accumulated amortization, beginning of year	35,292	38,973	3,140	1,406	78,811
Amortization	3,585	550	391	-	4,526
Disposals	-	-	-	(1,406)	(1,406)
Accumulated amortization, end of year	<u>38,877</u>	<u>39,523</u>	<u>3,531</u>	<u>-</u>	<u>81,931</u>
Net carrying amount, end of year	<u>\$ 38,871</u>	<u>\$ 2,751</u>	<u>\$ 1,338</u>	<u>\$ -</u>	<u>\$ 42,960</u>

Board of Management for the Downtown Improvement Area Notes to Financial Statements

December 31, 2020

7. Expenses by Object

	2020 Budget	2020 Actual	2019 Actual
Administration			
Wages and statutory benefits (management and summer students)	\$ 81,717	\$ 39,378	\$ 50,819
Office rent	6,033	6,074	8,814
Telephone and Internet	500	373	1,590
Audit and accounting	3,618	3,618	3,643
Executive director and board members' development	500	119	3,970
Office supplies, postage, photocopying and other	1,350	764	1,431
Equipment lease	-	-	1,018
Committee meetings	3,800	41	148
Insurance	3,000	3,370	272
Memberships, fees and scholarships	418	672	395
Amortization of tangible capital assets	-	8,080	4,527
Computer system upgrade	1,500	371	1,523
General contingency	-	-	371
	<u>102,436</u>	<u>62,860</u>	<u>78,521</u>
Marketing			
Advertising and promotion	<u>69,200</u>	<u>45,506</u>	<u>49,202</u>
Beautification			
Maintenance/refurbishment	<u>42,500</u>	<u>66,600</u>	<u>20,320</u>
Economic Development			
Development partnerships	<u>-</u>	<u>-</u>	<u>87</u>
	<u>\$ 214,136</u>	<u>\$ 174,966</u>	<u>\$ 148,130</u>

Board of Management for the Downtown Improvement Area Notes to Financial Statements

December 31, 2020

8. Uncertainty due to COVID-19

The impact of COVID-19 in Canada and on the global economy has been significant. As the impacts of COVID-19 continue, there could be further impact on the Board of Management for the Downtown Improvement Area, its funders, and its members. During the year all planned events were either cancelled or reformatted to be virtual. Funds were redirected from events to gift card promotions. Major sources of revenue such as the tax levy and grants were not impacted. Management expects that this will remain consistent as the pandemic continues.