

**THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS
BUSINESS IMPROVEMENT AREA**

**Financial Statements
For the Year Ended December 31, 2020**

JUNCTION GARDENS BUSINESS IMPROVEMENT AREA

DECEMBER 31, 2020

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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 Junction Gardens Business Improvement Area

Opinion

I have audited the financial statements of Junction Gardens Business Improvement Area (BIA), which comprise the statement of financial position as at December 31, 2020 and the statement of operations and accumulated surplus, statement of changes in net financial assets and statement of cash flows for the years 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, 2020 and its financial performance and its cash flows for the years 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 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.

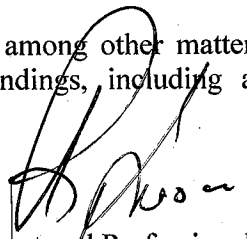
Auditor's Responsibilities for the Audit of the Financial Statements

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.

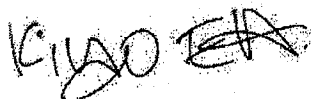
Toronto, Ontario
June 16, 2021


Chartered Professional Accountant
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
STATEMENT OF FINANCIAL POSITION
AS AT DECEMBER 31, 2020**

	2020 \$	2019 \$
FINANCIAL ASSETS		
Cash	104,740	214,022
Short-term Investment (Note 10)	100,000	-
Accounts receivable		
City of Toronto – special charges (Note 3)	72,726	31,250
Other	39,845	39,473
	<u>317,311</u>	<u>284,745</u>
LIABILITIES		
Accounts payable and accrued liabilities		
City of Toronto	56,494	29,269
Other	23,693	17,351
	<u>80,187</u>	<u>46,620</u>
NET FINANCIAL ASSETS	237,124	238,125
NON-FINANCIAL ASSETS		
Tangible Capital Assets (Note 4)	84,586	40,304
ACCUMULATED SURPLUS	<u>321,710</u>	<u>278,429</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

**THE BOARD OF MANAGEMENT FOR THE
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
 STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

	2020 \$ Budget (Note 8)	2020 \$ Actual	2019 \$ Actual
REVENUE			
City of Toronto – special charges	340,674	361,453	334,352
Grants	12,000	14,586	11,760
Festival and events and other	31,000	44,647	32,337
	<u>383,674</u>	<u>420,686</u>	<u>378,449</u>
EXPENSES			
Administration	214,850	206,878	181,710
Promotion and advertising	108,700	91,332	100,460
Maintenance	61,000	55,321	54,644
Capital (Note 7)	37,000	-	-
Amortization	-	25,447	12,091
Provision for uncollected special charges (Note 3)	19,124	(1,573)	(3,330)
	<u>440,674</u>	<u>377,405</u>	<u>345,575</u>
SURPLUS (DEFICIT) FOR THE YEAR	(57,000)	43,281	32,874
ACCUMULATED SURPLUS, BEGINNING OF YEAR	278,429	278,429	245,555
ACCUMULATED SURPLUS, END OF YEAR	221,429	321,710	278,429

**THE BOARD OF MANAGEMENT FOR THE
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
 STATEMENT OF CHANGES IN NET FINANCIAL ASSETS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

	2020	2019
	\$	\$
Surplus for the year	43,281	32,874
Acquisition of tangible capital assets	(69,729)	(36,249)
Amortization of tangible capital assets	25,447	12,091
	(1,001)	8,716
Balance – Beginning of year	238,125	229,409
Balance – End of year	<u>237,124</u>	<u>238,125</u>

**THE BOARD OF MANAGEMENT FOR THE
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
 STATEMENT OF CASH FLOWS
 FOR THE YEAR ENDED DECEMBER 31, 2020**

	2020	2019
	\$	\$
Cash flows from operating activities		
Surplus for the year	43,281	32,874
Non-cash changes to operations		
Add: Non-cash item Amortization of capital assets	25,447	12,091
Increase (decrease) resulting from changes in		
Accounts receivable – City of Toronto	(41,476)	(20,754)
Accounts receivable – other	(372)	(24,821)
Accounts payable – City of Toronto	27,225	29,269
Accounts payable – other	6,342	2,396
Cash Provided By Operations	60,447	31,055
Investing activities		
Purchase of tangible capital assets	(69,729)	(36,249)
Increase in short-term investment	(100,000)	-
Cash, Beginning Of Year	214,022	219,216
Cash, End Of Year	104,740	214,022

**THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2020**

1. ESTABLISHMENT AND OPERATIONS

The Junction Gardens 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.

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	3 years	Planters	5 years
Pole Wraps	5 years	St. Furniture	5 years
Tree Guards	5 years	Computer	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.

**THE BOARD OF MANAGEMENT FOR THE
JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
NOTES TO THE FINANCIAL STATEMENTS, CONT'D
FOR THE YEAR ENDED DECEMBER 31, 2020**

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

	2020 \$	2019 \$
Total special charges outstanding	109,726	78,950
Less: allowance for uncollected special charges	<u>(37,000)</u>	<u>(47,700)</u>
Special charges receivable	<u>72,726</u>	<u>31,250</u>

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

	2020 \$	2019 \$
Special charges written-off	9,127	(4,130)
Change in allowance for uncollected special charges	<u>(10,700)</u>	<u>800</u>
	<u>(1,573)</u>	<u>(3,330)</u>

THE BOARD OF MANAGEMENT FOR THE
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2020

4. CAPITAL ASSETS

		2020						
	Planters	Tree Guards	Street furniture	Pole Wraps	Banners	Computers	Total	
Cost								
Beginning	11,695	38,697	-	-	23,282	1,540	85,369	
Additions	-	27,224	3,175	38,405	-	925	69,729	
Disposals	-	-	-	-	-	-	-	
Ending	11,695	65,921	3,175	38,405	23,282	2,465	155,098	
Accumulated Amortization								
Beginning	4,678	9,437	-	-	20,282	513	45,065	
Amortization	2,339	13,184	635	6,968	1,500	821	25,447	
Disposals	-	-	-	-	-	-	-	
Ending	7,017	22,621	635	6,968	21,782	1,334	70,512	
Net Book Value	4,678	43,300	2,540	31,437	1,500	1,131	84,586	
		2019						
	Planters	Tree Guards	Street furniture	Pole Wraps	Banners	Computers	Total	
Cost								
Beginning	11,695	8,488	-	-	18,782	-	49,120	
Additions	-	30,209	-	-	4,500	1,540	36,249	
Disposals	-	-	-	-	-	-	-	
Ending	11,695	38,697	-	-	23,282	1,540	85,369	
Accumulated Amortization								
Beginning	2,339	1,698	-	-	18,782	-	32,974	
Amortization	2,339	7,739	-	-	1,500	513	12,091	
Disposals	-	-	-	-	-	-	-	
Ending	4,678	9,437	-	-	20,282	513	45,065	
Net Book Value	7,017	29,260	-	-	3,000	1,027	40,304	

**THE BOARD OF MANAGEMENT FOR THE
 JUNCTION GARDENS BUSINESS IMPROVEMENT AREA
 NOTES TO THE FINANCIAL STATEMENTS, CONT'D
 FOR THE YEAR ENDED DECEMBER 31, 2020**

5. 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.

6. 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.

7. 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.

8. BUDGET

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

9. COMMITMENTS

(a) The Board, 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 Board is committed to capital improvement projects of which the Board's share of \$84,097 (2019 – \$80,000) was outstanding as at December 31, 2020.

(b) The Board is committed to minimum annual operating payments for office space as follows:

	\$
2021	12,843
2022	13,029
	\$25,872

10. SHORT-TERM INVESTMENT

Short-term investment consists of BMO Fixed Income ETF units. This investment is cashable at a short notice.