

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH  
BUSINESS IMPROVEMENT AREA**

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

# **CROSSROADS OF THE DANFORTH 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 Crossroads of the Danforth Business Improvement Area**

#### ***Opinion***

I have audited the financial statements of Crossroads of Danforth 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. 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.

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***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 generally accepted 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  
November 8, 2024

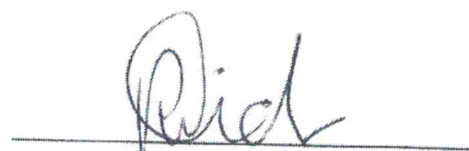
  
Chartered Professional Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
STATEMENT OF FINANCIAL POSITION  
AS AT DECEMBER 31, 2023**

	<b>2023</b>	<b>2022</b>
	<b>\$</b>	<b>\$</b>
<b>FINANCIAL ASSETS</b>		
Cash	96,306	190,318
Accounts receivable		
City of Toronto – special charges (Note 3)	59,000	5,225
Other	71,994	49,348
	<u>227,300</u>	<u>244,891</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
Other	20,504	9,797
	<u>20,504</u>	<u>9,797</u>
<b>NET FINANCIAL ASSETS</b>	206,796	235,094
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 4)	450	675
<b>ACCUMULATED SURPLUS</b>	<u>207,246</u>	<u>235,769</u>

Approved on behalf of the Board of Management:

  
Chair

  
Treasurer

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
STATEMENT OF OPERATIONS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

	<b>2023 \$ Budget (Note 8)</b>	<b>2023 \$ Actual</b>	<b>2022 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	197,154	197,154	143,281
Festival revenue and grants	66,250	36,913	11,240
	<u>263,404</u>	<u>234,067</u>	<u>154,521</u>
<b>EXPENSES</b>			
Administration	84,526	94,734	52,894
Promotion and advertising	139,850	126,042	102,315
Maintenance	78,000	37,960	42,338
Capital (Note 7)	-	-	-
Amortization	-	225	2,725
Provision for uncollected special charges (Note 3)	11,028	3,629	10,996
	<u>313,404</u>	<u>262,590</u>	<u>211,268</u>
<b>SURPLUS (DEFICIT) FOR THE YEAR</b>	(50,000)	(28,523)	(56,747)
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<u>235,769</u>	<u>235,769</u>	<u>292,516</u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u>185,769</u>	<u>207,246</u>	<u>235,769</u>

THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2023

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	2023 \$	2022 \$
Surplus (deficit) for the year	(28,523)	(56,747)
Acquisition of tangible capital assets	-	-
Amortization of tangible capital assets	225	2,725
	(28,298)	(54,022)
Balance - Beginning of year	235,094	289,116
Balance - End of year	206,796	235,094

THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2023

	2023 \$	2022 \$
<b>Cash flows from operating activities</b>		
Surplus (deficit) for the year	(28,523)	(56,747)
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	225	2,725
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(53,775)	12,076
Accounts receivable – other	(22,646)	(14,415)
Accounts payable - City of Toronto	-	-
Accounts payable – other	10,707	2,549
<b>Cash Provided by (used in) Operations</b>	(94,012)	(53,812)
<b>Investing activities</b>		
Purchase of tangible capital assets	-	-
<b>Cash, Beginning Of Year</b>	190,318	244,130
<b>Cash, End Of Year</b>	96,306	190,318

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2023**

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**1. ESTABLISHMENT AND OPERATIONS**

The Crossroads of the Danforth 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:

Furniture & Equipment	5 years
Lights	5 years
Planters	5 years
Flags & 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.

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH 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. 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:

	2023	2022
	\$	\$
Total special charges outstanding	64,600	11,625
Less: allowance for uncollected special charges	(5,600)	(6,400)
Special charges receivable	<u>59,000</u>	<u>5,225</u>

The provision for uncollected levies reported on the Statement of operations and accumulated surplus comprises:

	2023	2022
	\$	\$
Special charges written-off	4,429	9,496
Change in allowance for uncollected special charges	(800)	1,500
	<u>3,629</u>	<u>10,996</u>

THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2023

4. CAPITAL ASSETS

	2023			
	Banners	Equipment	Lights	Total
<b>Cost</b>				
Beginning	20,453	2,855	118,360	141,668
Additions	-	-	-	-
Disposals	-	-	-	-
<b>Ending</b>	<b>20,453</b>	<b>2,855</b>	<b>118,360</b>	<b>141,668</b>
<b>Accumulated Amortization</b>				
Beginning	20,453	2,180	118,360	140,993
Amortization	-	225	-	225
Disposals	-	-	-	-
<b>Ending</b>	<b>20,453</b>	<b>2,405</b>	<b>118,360</b>	<b>141,218</b>
<b>Net Book Value</b>	<b>-</b>	<b>450</b>	<b>-</b>	<b>450</b>

	2022			
	Banners	Equipment	Lights	Total
<b>Cost</b>				
Beginning	20,453	2,855	118,360	141,668
Additions	-	-	-	-
Disposals	-	-	-	-
<b>Ending</b>	<b>20,453</b>	<b>2,855</b>	<b>118,360</b>	<b>141,668</b>
<b>Accumulated Amortization</b>				
Beginning	17,953	1,955	118,360	138,268
Amortization	2,500	225	-	2,725
Disposals	-	-	-	-
<b>Ending</b>	<b>20,453</b>	<b>2,180</b>	<b>118,360</b>	<b>140,993</b>
<b>Net Book Value</b>	<b>-</b>	<b>675</b>	<b>-</b>	<b>675</b>

**THE BOARD OF MANAGEMENT FOR THE  
CROSSROADS OF THE DANFORTH BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2023**

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**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 financial instruments recognized in the statement of financial position consist of cash, accounts receivable, and 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.

**7. 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.

**8. BUDGET**

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

**RAFIQ DOSANI, B.Comm. CPA, CA**  
CHARTERED PROFESSIONAL ACCOUNTANT

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November 8, 2024

Mr, Joe Murillo Chair  
Cross Roads of the Danforth Business Improvement Area  
3345 Danforth Avenue  
TORONTO, ON M1L 1C7

Dear Mr. Murilo :

**MANAGEMENT LETTER  
YEAR ENDED DECEMBER 31, 2023**

The audit of the financial statements of the Cross Roads of the Danforth Business Improvement Area (BIA) for the year ended December 31, 2023 has recently been completed. The primary purpose of the audit was to express an opinion on the financial position of the BIA as at that date and on the results of its operations for the year then ended.

Given the test nature of my audit, you will appreciate that reliance must be placed on adequate methods of internal control as the Board's principal safeguard against irregularities which a test examination may not disclose. This letter provides my comments and recommendations on matters arising from the audit for your consideration.

**INTERIM FINANCIAL STATEMENTS**

Observation:

The books of the BIA are written-up once a year consequently no interim financial statements are provided to the Board for their review. Interim financial statements would provide the Board the status of financial position of the BIA throughout the year.

**Recommendation:**

1. **Consideration should be given to writing-up books of accounts on an ongoing basis and periodically interim financial statements should be presented to the Board for their review and approval.**

**Management response:**

We agreed with the recommendation. The BIA will be providing the documents periodically to its Bookkeeper to write-up books on an on-going basis and prepare quarterly financial statements for the board's review and approval.

**EMPLOYEE DEDUCTIONS AND EMPLOYEE HEALTH TAX****Observations:**

The BIA is required to pay monthly employee deductions to the Canada Revenue Agency. These deductions are not made on a timely basis; as a result, the BIA had to pay penalties and interest on late payments.

The BIA records Employee Health Tax (EHT) accurately but no payment has been made to the Ministry of Finance for a number of years.

**Recommendations:**

2. **In order to avoid payments of penalties and interest, employee deductions should be paid on a timely basis.**
3. **In order to comply with the Ministry guidelines and to avoid penalties and interest, the BIA should pay all outstanding EHT amounts to the Ministry of finance as soon as practical.**

**Management response:**

We agreed with the recommendations. Effective immediately the BIA will be making employee deductions payments monthly to the Canada Revenue Agency. In addition, the BIA will pay to the Ministry of Finance all outstanding EHT amounts.

**HST****Observation:**

The BIA is entitled to claim semi-annually an HST rebate at the rate of 11.24% on all input tax credits. The BIA records the HST rebate accurately, however, it has not claimed HST rebates for a number of years. It should be noted that the Canada Revenue Agency will not rebate any HST not claimed within four years.

**Recommendations:**


- 4. In order not to forfeit HST rebates, the BIA should file all outstanding HST rebate claims as soon as possible.**

**Management response:**

The BIA will be authorizing the Bookkeeper to file all outstanding HST rebates immediately.

I appreciate the cooperation of the Coordinator and the Bookkeeper throughout the audit. I will be available to discuss the observations and recommendations on a mutually convenient time.

Yours truly,



Rafiq Dosani