

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK  
BUSINESS IMPROVEMENT AREA**

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

# **CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA**

**DECEMBER 31, 2024**

## **CONTENTS**

	<u>Page</u>
Independent auditor's report	3 - 4
Financial statements	
Statement of financial position	5
Statement of operations and accumulated surplus	6
Statement of changes in net financial assets	7
Statement of cash flows	8
Notes to financial statements	9 – 13

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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 CityPlace and Fort York Business Improvement Area

### ***Opinion***

I have audited the financial statements of CityPlace and Fort York 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 Board'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 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, 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 Board'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 Board'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 Board 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.

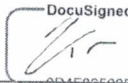
Toronto, Ontario  
May 15, 2025


  
Chartered Professional Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA  
STATEMENT OF FINANCIAL POSITION  
AS AT DECEMBER 31, 2024**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>FINANCIAL ASSETS</b>		
Cash	280,418	301,102
Short-term investment (Note 5)	582,731	410,833
Accounts receivable		
City of Toronto – special charges (Note 3)	29,671	31,396
Other	53,137	21,932
	<u>945,957</u>	<u>765,263</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto – special charges (Note 3)	-	-
Other	13,600	2,650
	<u>13,600</u>	<u>2,650</u>
<b>NET FINANCIAL ASSETS</b>	<b>932,357</b>	<b>762,613</b>
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 4)	37,704	58,453
<b>ACCUMULATED SURPLUS</b>	<u><b>970,061</b></u>	<u><b>821,066</b></u>

Approved on behalf of the Board of Management:

DocuSigned by:  
  
 0D4F00500F9240A  
 Chair

Signed by:  
  
 007D400D991E45D  
 Treasurer

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

	<b>2024 \$ Budget (Note 9)</b>	<b>2024 \$ Actual</b>	<b>2023 \$ Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	447,298	447,298	447,299
Festival, donations and other	109,500	79,398	18,334
	<u>556,798</u>	<u>526,696</u>	<u>465,633</u>
<b>EXPENSES</b>			
Administration	118,628	98,970	83,654
Promotion and advertising	211,750	208,130	72,428
Maintenance	86,000	20,970	60,496
Capital (Note 8)	141,500	28,187	73,567
Amortization	-	20,749	20,749
Provision for (recovery of) uncollected levies (Note 3)	(1,080)	695	9,368
	<u>556,798</u>	<u>377,701</u>	<u>320,262</u>
<b>SURPLUS FOR THE YEAR</b>	-	148,995	145,371
<b>OPERATING SURPLUS, BEGINNING OF YEAR</b>	<u>821,066</u>	<u>821,066</u>	<u>675,695</u>
<b>OPERATING SURPLUS, END OF YEAR</b>	<u>821,066</u>	<u>970,061</u>	<u>821,066</u>

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA  
STATEMENT OF CHANGES IN NET FINANCIAL ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
Surplus for the year	148,995	145,371
Acquisition of tangible capital assets	-	-
Amortization of tangible capital assets	20,749	20,749
	169,744	166,120
Balance - Beginning of year	762,613	596,493
Balance - End of year	<u>932,357</u>	<u>762,613</u>

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<b>2024</b>	<b>2023</b>
	<b>\$</b>	<b>\$</b>
<b>Cash flows from operating activities</b>		
Surplus for the year	148,995	145,371
<b>Non-cash changes to operations</b>		
Add: Non-cash item Amortization of capital assets	20,749	20,749
Increase (decrease) resulting from changes in		
Accounts receivable – City of Toronto	1,725	8,576
Accounts payable - City of Toronto	-	-
Accounts receivable – other	(31,205)	6,694
Accounts payable – other	10,950	(4,450)
<b>Cash Provided By (Used In) Operations</b>	151,214	176,940
<b>Investing activities</b>		
Purchase of tangible capital assets	-	-
Increase in short-term investment	(171,898)	(410,833)
<b>Cash, Beginning Of Year</b>	301,102	534,995
<b>Cash, End Of Year</b>	280,418	301,102

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

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**1. ESTABLISHMENT AND OPERATIONS**

The CityPlace and Fort York 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:

Street & Christmas lights	5 years	Banners	3 years
Holiday Decorations	5 years		
Pole Wraps	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  
CITYPLACE AND FORT YORK 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. 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:

	2024	2023
	\$	\$
Total special charges outstanding	30,171	31,896
Less: allowance for uncollected special charges	(500)	(500)
Special charges receivable	<u>29,671</u>	<u>31,396</u>

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

	2024	2023
	\$	\$
Special charges written-off (recovered)	695	42,268
Changes in allowance for uncollected special charges	-	(32,900)
	<u>695</u>	<u>9,368</u>

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

**4. TANGIBLE CAPITAL ASSETS**

<b>2024</b>			
	<b>Holiday Decoration</b>	<b>Banners</b>	<b>Total</b>
<b>Cost</b>			
Beginning	94,263	5,688	99,951
Additions	-	-	-
Disposals	-	-	-
<b>Ending</b>	<b>94,263</b>	<b>5,688</b>	<b>99,951</b>
<b>Accumulated Amortization</b>			
Beginning	37,706	3,792	41,498
Amortization	18,853	1,896	20,749
Disposals	-	-	-
<b>Ending</b>	<b>56,559</b>	<b>5,688</b>	<b>62,247</b>
<b>Net Book Value</b>	<b>37,704</b>	<b>-</b>	<b>37,704</b>

<b>2023</b>			
	<b>Holiday Decoration</b>	<b>Banners</b>	<b>Total</b>
<b>Cost</b>			
Beginning	94,263	5,688	99,951
Additions	-	-	-
Disposals	-	-	-
<b>Ending</b>	<b>94,263</b>	<b>5,688</b>	<b>99,951</b>
<b>Accumulated Amortization</b>			
Beginning	18,853	1,896	20,749
Amortization	18,853	1,896	20,749
Disposals	-	-	-
<b>Ending</b>	<b>37,706</b>	<b>3,792</b>	<b>41,498</b>
<b>Net Book Value</b>	<b>56,557</b>	<b>18,96</b>	<b>58,453</b>

**THE BOARD OF MANAGEMENT FOR  
CITYPLACE AND FORT YORK BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 202**

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**5. SHORT-TERM INVESTMENT**

Short-term investment consists of a guaranteed investment Certificate invested with the Royal Bank of Canada. It bears interest at the rate of 4.1% per annum and will be maturing in February 2025.

**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**

**(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 5. 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.

**8. 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.

**9. BUDGET**

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

**10. COMMITMENT**

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. As at December 31, 2024, the Board in conjunction with the city was committed to capital improvement projects amounting to \$64,920.