The Junction
2027 BIA Budget
Summary

Summary of Revenues and Expenditures	2026 Approved Budget	2026 Project Actuals	2027 Proposed Budget	
	Column A	Column B	Column C	
Revenues				
BIA Levy (includes 10% provision)	404,136	404,136	412,622	(A)
Grants	12,500	5,000	12,500	(B)
Signature Events Revenue (input details in event worksheets)	27,160	118,488	63,500	(C)
Other Festival Revenue	5,000	8,950	5,000	(D)
Other Revenue	6,000	8,235	5,000	(E)
Withdrawals from Accumulated Surplus Reserves				(F)
Appeal Provision Surplus	34,290	34,290	35,400	(G)
Total Revenue	**489,086**	**579,099**	**534,023**	(H)
Expenditures (includes 1.76% HST)				
General and Administrative	236,021	208,490	210,706	(I)
Streetscape Improvements	8,350		8,400	(J)
Streetscape Improvements - City Loan Payment				(K)
Amenity and Maintenance	94,200	97,443	98,000	(L)
Promotion and Communication	3,275	20,537	25,250	(M)
Festivals and Events	110,500	172,486	154,000	(N)
Provision for Tax Appeal Expenditures (10%)	36,740	1,084	37,511	(O)
Contribution to Accumulated Surplus Reserves		79,059	156	(P)
Appeal Provision Deficit				(Q)
Total Expenditures	**489,086**	**579,099**	**534,023**	(R)
Net Surplus / (Deficit)	**0**	**0**	**0**	(S)

Summary of Accumulated Surplus	2026 Approved Budget	2026 Projected Actual	2027 Proposed Budget	
Beginning Balance	**223,013**	**223,013**	**267,782**	(T)
Change in Accumulated Surplus	(34,290)	44,769	(35,244)	(U)
Ending Balance	**188,723**	**267,782**	**232,538**	(V)

The Junction
2027 BIA Budget
Calculations

Audited Financial Statements *Complete the yellow highlighted fields*		**Audit Year 2025**	
Net Financial Assets as of Dec 31, 2025	Source: Statement of Financial Position	223,013	(A)

Appeal Provision *Complete the yellow highlighted fields*		**2026 Projected**	**2027 Projected**	
Appeal Provision Surplus	Source: Revenue Services Letter	34,290	35,400	(B)
			OR	
Appeal Provision Deficit	Source: Revenue Services Letter			(C)
Projected Actual Provision for Tax Appeal Expenditures	Source: Revenue Services Letter	1,084	-	(D)

Levy Calculation *Complete the yellow highlighted fields*		**2026 Approved**	**2027 Proposed**	
Expenditures	Page 1, Lines (I) to (N)	452,346	496,356	(E)
Appeal Provision Surplus	Line (B), above	34,290	35,400	(F)
Appeal Provision Deficit	Line (C), above	0	0	(G)
Other Funding Sources (Grants, Docations, Other Rev, etc.)	Page 1, Lines (B) to (E)	50,660	86,000	(H)
Contribution to Accumulated Surplus Rerserves for Future Projects			156	(I)
Withdrawals from Accumulated Surplus Reserves for 2027 Budget			0	(J)
Net Requirement	**(K) = (E) - (F) + (G) - (H) + (I) - (J)**	**367,396**	**375,111**	(K)
10% Appeal Provision on Net Requirement	(L) = (K) x 10%	36,740	37,511	(L)
Total Levy Amount	**(M) = (K) + (L)**	**404,136**	**412,622**	(M)

Levy Instalments *Complete the yellow highlighted field*		**2026 Approved**	**2027 Proposed**	
Total Levy Amount	**Line (M), above**	**404,136**	**412,622**	(N)
Appeal Provision Surplus (Release of funds previously set aside)	Line (B), above	34,290	35,400	(O)
10% Appeal Provision (Set aside for assessment appeal losses)	Line (L), above	36,740	37,511	(P)
Appeal Provision Deficit (Additional funds to be set aside)	Line (C), above	0	0	(Q)
Loan Repayment Withheld from Levy Disbursement	Page 4, "Loan Payments"	0	0	(R)
City Commercial General Liability Insurance	Page 3, "Insurance - CGL"	1,341	1,506	(T)
Total Payable	**(U) = (N) + (O) - (P) - (Q) - (R) - (S) - (T)**	**400,345**	**409,006**	(U)
Instalment #1 (50%) Issued Based on Budget Submission Date	(V) = (U) x 50%	200,173	204,503	(V)
Instalment #2 (25%)	(W) = (U) x 25%	100,086	102,251	(W)
Instalment #3 (25%)	(X) = (U) x 25%	100,086	102,251	(X)

Accumulated Surplus		**2026 Approved**	**2026 Projected**	**2027 Proposed**	
Beginning Balance	Line (A), above	**223,013**	**223,013**	**267,782**	(Y)
Add: Contribution to Accumulated Surplus for Future Projects	Line (I), above	0	79,059	156	(Z)
Add: Funds withheld for Appeal Provision Deficit	Line (C), above	0	0	0	(AA)
Less: Release of Appeal Provision Surplus	Line (B), above	(34,290)	(34,290)	(35,400)	(AB)
Less: Withdrawals from Accumulated Surplus for 2027 Budget	Line (J), above	0	0	0	(AC)
Ending Balance	**(AD) = (Y) + (Z) + (AA) - (AB) - (AC)**	**188,723**	**267,782**	**232,538**	(AD)

DECLARATION

Board Approval Date	**21/10/2026**	**Annual General Meeting Approval Date**	**02/12/2026**
	Day/ Month/ Year		Day/ Month/ Year

I hereby declare that the infromation included on this document is true to the best of my knowledge and is aligned with Toronto Municipal Code Chapter 19.

Name of Chair:	**Date Signed - After AGM**
SIGN HERE	Day/ Month/ Year/ **20**
Name of Treasurer:	**Date Signed - After AGM**
SIGN HERE	Day/ Month/ Year/ **20**

The Junction
2027 BIA Budget
Supporting Information - General and Administrative

REVENUE:

Grant Revenue (Non-Festival/Event Related) *Only show non-festival related grant revenue in this section.* *Festival revenue can be shown on the Signature Events pages (Pg 6-8).*	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Canada Summer Jobs Grant		0	0
Outdoor Mural & Street Art Program	7,500	0	7,500
Innovation Fund		0	0
Streetscape Master Plan Program (Non-Capital)			
CafeTO	5,000	5,000	5,000
Total Grant Revenue (Non-Festival Related)	**12,500**	**5,000**	**12,500**
Other Festival/Event Revenue	**5,000**	**8,950**	**5,000**
Other Revenue	**6,000**	**8,235**	**5,000**
Total Grant, Other Festival and Other Revenues	**23,500**	**22,185**	**22,500**

EXPENDITURE:

General and Administrative Expenditures	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Employee Payroll and Consulting			
Benefits Plan	1,700	2,840	2,900
Employer Contributions (CPP, EI, WSIB, etc.)	8,730	8,851	8,900
Salaries - Full Time	143,000	158,921	160,000
Salaries - Part Time and Temporary		0	0
Contract services (invoiced)	44,000	1,847	2,000
5110 Salaries & Benefits — payroll subtotal	153,430	170,612	171,800
Total Employee Payroll and Consulting	**197,430**	**172,458**	**173,800**
Other Administrative Expenditures			
Accounting Fees	8,000	8,000	8,000
AGM Expenses	600	870	900
Audit Fees	3,500	3,500	3,500
Bank Charges and Fees	950	1,277	1,000
Conferences and Seminars			
Gen. Office Stationery & Supplies	4,000	4,085	4,000
Honouriums			
Insurance: Commercial General Liability Insurance (City)	1,341	1,341	1,506
Insurance: Directors' Liability Insurance	700	664	700
Insurance: Other			
Legal Fees			
Meeting Expenses (non-AGM)	800	1,305	1,000
Memberships			
Office Equipment, Maintenance & Repairs	500		500
Office Rent and Storage	6,000	5,190	6,000
Postage/Courier/Delivery			
Printing			
Subscriptions			
TABIA Membership Dues	5,000	5,000	5,000
Telephone/Cellphone	7,200	4,800	4,800
Internet			
Transportation and Travel			
Utilities - Office			
Stategic Plan/Work Plan			
Total Other Administrative Expenditures	**38,591**	**36,032**	**36,906**
Total General and Administrative Expenditures	**236,021**	**208,490**	**210,706**

The Junction
2027 BIA Budget
Supporting Information - Streetscape and Amenity

Streetscape Improvement Expenditures *(Including Loan Repayments)*	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Capital Cost-Share Projects: **50% City - 50% BIA**			
Banner Poles			
Banners and Hardware One-Time Purchase			
Benches			
Decorative Lighting: Year-Round Only			
Hanging Baskets & Hardware One-Time Purchase			
Pedestrian Scale Lighting			
Planters			
Street Signs			
Technical and Professional Services			
Tree Planting / Tree Guards / Tree Grates			
City Loan Projects **100% BIA (Project Name)**			
Upfront Contribution			
Loan Payments			
Additional Payments on Principal (Optional)			
Other Projects - Non-Capital Cost-Sharing			
Consultants - Streetscape Improvement Projects			
Murals Enter Offsetting Grants on Page 3	8,350	0	8,400
Streetscape Master Plan Enter Offsetting Grants on Page 3			
Seasonal Lighting			
Total Streetscape Improvement Expenditures	**8,350**	**0**	**8,400**

Amenity and Maintenance Expenditures	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Maintenance of Streetscape Improvements			
Banner Replacements			
Banner Maintenance		1,537	1,000
Cleanliness / Amenity / General Maintenance / Security			
Plantings & Floral Displays	57,000	53,988	54,000
Amenity and Maintenance Projects		0	0
Graffiti Removal	35,000	32,986	37,000
Holiday Decorations			
Hydro			
Permit Fees			
Security			
Benches	200	7,347	2,000
Tree Guards	2,000	1,585	2,000
Planters - maintenance		0	2,000
Total Amenity and Maintenance Expenditures	**94,200**	**97,443**	**98,000**

The Junction
2027 BIA Budget
Supporting Information - Promotion and Events

Promotion and Communication Expenditures	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Advertising - Radio/TV/Newspapers			
Advertising - Other	1,500	2,715	2,500
Branding/Marketing Plan			
Brochures or Flyers			
Communications, Social Media	400		
Promotion and Communication Projects	375		
Market Research			
Membership Directory			
Newsletter			
Website Development	500	793	750
Website Maintenance			
Branded Merchandise	500	1,958	1,000
5712 Digital Marketing — total		15,071	21,000
Contractors & Part-Time (2026 YTD / 2027 estimate)		8,750	20,400
Remaining digital marketing allocation		6,321	600
Total Promotion and Communication Expenditures	**3,275**	**20,537**	**25,250**

Festival and Event Expenditures	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
Canada Day			
Christmas			
Easter			
Festival - Spring			
Festival - Summer			
Festival - Fall			
Festival - Winter			
Mother's Day			
Sidewalk Sale			
Signature Event 1 - Window Wonderland (Details on Page 6)	70,000	89,306	74,000
Signature Event 2 - Taste of the Junction (Details on Page 7)	29,000	80,410	62,000
Signature Event 3 - NEW! Community Event Producer Accelerat	0	0	15,000
Butterfly Gardens - marketing; signage, Astral TSA, seeds	3,000	2,770	3,000
Junction Journal - summer marketing assistant - no CSJ	5,500	0	0
Main Street Mixer - January, then quarterly	3,000	0	0
Total Festival and Event Expenditures	**110,500**	**172,486**	**154,000**

The Junction
2027 BIA Budget
Supporting Information - Signature Event 1

Event Name:	**Window Wonderland**	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
Event Dates:	**(Dates)**			
No. of Days:	**(Days)**			
		Column A	Column B	Column C
SIGNATURE EVENT REVENUE				
Federal / Provincial Grant				
City Grant			20,000	0
Donations			0	0
Sponsorships		10,500	15,950	14,000
Festival Revenue		5,310	6,000	6,000
			2,800	2,000
			10,978	0
Total Event Revenues		**15,810**	**55,728**	**22,000**
EXPENDITURES				
Consultants				
Event Specialists (e.g event producer, etc.)				
Entertainers				
Fees - EMS				
Fees - Police				
Permits				
TTC Charge				
Signage				
Barricades				
Advertising / Promotion				
Waste Handling / Removal				
Porto-potties				
Staging				
Other		70,000	89,306	74,000
Total Event Expenditures		**70,000**	**89,306**	**74,000**
BIA CONTRIBUTION	(calculated automatically)	**(54,190)**	**(33,578)**	**(52,000)**

The Junction
2027 BIA Budget
Supporting Information - Signature Event 2

Event Name: **Taste of the Junction** **Event Dates:** **(Dates)** **No. of Days:** **(Days)**	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
	Column A	Column B	Column C
SIGNATURE EVENT REVENUE			
Federal / Provincial Grant		0	
City Grant		26,980	0
Donations		0	0
Sponsorships	3,000	24,500	20,000
Festival Revenue	8,350	11,280	21,500
Total Event Revenues	**11,350**	**62,760**	**41,500**
EXPENDITURES			
Consultants			
Event Specialists (e.g event producer, etc.)			
Entertainers			
Fees - EMS			
Fees - Police			
Permits			
TTC Charge			
Signage			
Barricades			
Advertising / Promotion			
Waste Handling / Removal			
Porto-potties			
Staging			
Other - see internal working budget	29,000	69,432	62,000
surplus to carry forward to WW26		10,978	
Total Event Expenditures	**29,000**	**80,410**	**62,000**
BIA CONTRIBUTION (calculated automatically)	**(17,650)**	**(17,650)**	**(20,500)**

The Junction
2027 BIA Budget
Supporting Information - Signature Event 3

Event Name:	**Community Event Producer Accelerator**	**2026 Approved Budget**	**2026 Project Actuals**	**2027 Proposed Budget**
Event Dates:	**(Dates)**			
No. of Days:	**(Days)**			
		Column A	Column B	Column C
SIGNATURE EVENT REVENUE				
Federal / Provincial Grant				
City Grant				
Donations				
Sponsorships				
Festival Revenue				
Total Event Revenues		**0**	**0**	**0**
EXPENDITURES				
Consultants				
Event Specialists (e.g event producer, etc.)				
Entertainers				
Fees - EMS				
Fees - Police				
Permits				
TTC Charge				
Signage				
Barricades				
Advertising / Promotion				
Waste Handling / Removal				
Porto-potties				
Staging				
Proposed Community Event Producer Accelerator pilot				15,000
Total Event Expenditures		**0**	**0**	**15,000**
BIA CONTRIBUTION	(calculated automatically)	**0**	**0**	**(15,000)**

THE JUNCTION BIA

2026 budget commentary

Projected actuals compared with the approved 2026 budget

1. 2026 Accomplishments

Window Wonderland 2025/26 (November 28, 2025 to February 1, 2026) delivered 20 temporary AR window installations and 11 permanent AR wall murals, supporting more than 40 local and international artists. Estimated attendance reached 49,929, up 2.9%. The final report estimated approximately $2.3 million in visitor spending, based on estimated attendance and survey-reported spending. The exhibition generated 60.5 million media impressions and 1.4 million social impressions. Among survey respondents, 69% of visitors came from outside the Junction, 89% of Window Partners reported increased exposure and 96% of visitors supported its return.

Taste of the Junction on June 27 welcomed an estimated 7,500 attendees, with more than 50 vendors and exhibitors, entertainment, family programming and Passageways cultural installations. Among surveyed visitors, 69% also visited Junction businesses outside the event site. Estimated direct visitor spending was $444,300. Sponsorships totalled $24,500 and City support was $26,980.

CaféTO supported 13 curb-lane patios. A $5,000 Dining District grant supported public-realm improvements and patio promotion. Windows Work, a free storefront-design pilot with Sheridan College, supported 10 businesses. Member promotion continued through Junction Gems, digital content, the business directory and events calendar.

Public-realm work included 132 planter boxes, 22 Butterfly Gardens, regular street maintenance, a 25-tag graffiti-removal sweep and repairs to benches and other assets. The BIA secured $51,980 in City funding and advanced its governance-policy review.

Planning for Window Wonderland 2026/27 includes 20 animated windows and 12 year-round AR murals, with all 20 Window Partners confirmed. No Capital Cost-Share projects were planned for 2026.

2. Non-Levy Revenue (Grants, Festival/Event Revenues, Other)

Non-levy operating revenue is projected at $140,673 against $50,660 budgeted (+177.7%). Staff grant and sponsorship work supported this increase. The projection includes $51,980 in City grants ($26,980 for Taste/Passageways, $20,000 for Window Wonderland and $5,000 for CaféTO/Dining District) and $40,450 in signature-event sponsorships. This funding helps cover program costs and reduces reliance on the levy. The total also includes a $10,978 Taste-to-Window Wonderland transfer, recorded in both event revenue and expenditure. Excluding that internal transfer, non-levy revenue is $129,695, or $79,035 above budget. Projections remain subject to year-end reconciliation.

THE JUNCTION BIA

2026 budget commentary

Projected actuals compared with the approved 2026 budget

3. Administration

General and Administrative expenditures are projected at $208,490.

4. Capital

Streetscape Improvements are projected at $0 against $8,350 in the approved 2026 budget (-100%). The $8,350 is a mural allocation under Other Projects - Non-Capital Cost-Sharing. No Capital Cost-Share projects were planned.

5. Maintenance

No significant variance under the City's 15% threshold. Amenity and Maintenance is projected at $97,443, up 3.4%.

6. Promotion and Advertising

Promotion and Communication is projected at $20,537 against $3,275 approved (+527.1%). Digital marketing accounts for $15,071. The remaining $5,466 covers other advertising, website development and branded merchandise.

7. Festivals and Events

Festival and Event expenditures are projected at $172,486, compared with $110,500 budgeted (+56.1%). Expanded Taste of the Junction and Window Wonderland activities received additional event funding. The projection includes $89,306 for Window Wonderland, $80,410 for Taste and $2,770 for Butterfly Gardens marketing.

HST rebates and payments

August 1, 2025 to December 31, 2025. Funds received $11,141.24. Amount owing to CRA unconfirmed.

January 1, 2026 to July 31, 2026. Funds received $2,551.29. Amount owing to CRA unconfirmed.

The source workbook does not state the amounts owing to CRA for either period. Bookkeeping confirmation is required.

THE JUNCTION BIA

2027 budget commentary

Proposed 2027 budget compared with the approved 2026 budget

1. 2027 Goals and Objectives

Continue year-round promotion of Junction businesses through member stories, digital content, directory listings and destination campaigns. Promote the permanent AR murals and use member and visitor feedback to guide priorities.

Continue Window Wonderland, Taste of the Junction and CaféTO coordination within approved budgets. Pursue grants, sponsorships and partnerships to support programming. Proposed event enhancements remain subject to funding and approvals.

Include $15,000 for the proposed Community Event Producer Accelerator pilot, with eligibility, selection and reporting criteria subject to Board approval.

Maintain seasonal planting, street cleaning and graffiti response. Continue planned repairs to benches, banners and other streetscape assets.

Share business-support opportunities and use member feedback to inform programming, budgeting and advocacy.

2. BIA Levy

The proposed 2027 levy is $412,622.40, compared with $404,136 in 2026, an increase of $8,486.40 (2.1%). Accumulated surplus is projected to decrease from $267,782 to $232,538, reflecting a $35,400 appeal-provision release offset by a $156 contribution.

3. Non-Levy Revenue (Grants, Festival/Event Revenues, Other)

Non-levy operating revenue is proposed at $86,000, compared with $50,660 budgeted for 2026 (+69.8%). This includes $12,500 in non-event grants, $63,500 in signature-event revenue, $5,000 in other festival revenue and $5,000 in other revenue. The grant assumptions are $7,500 for the Outdoor Mural & Street Art Program and $5,000 for CaféTO. Event income includes sponsorships and participation fees. Grants and sponsorships remain unconfirmed.

THE JUNCTION BIA

2027 budget commentary

Proposed 2027 budget compared with the approved 2026 budget

4. Administration

General and Administrative expenditures are proposed at $210,706.

5. Capital

No significant variance under the City's 15% threshold. The proposed $8,400 for Streetscape Improvements is a mural allocation under Other Projects - Non-Capital Cost-Sharing, up 0.6% from the approved 2026 budget. No Capital Cost-Share funding is included.

6. Maintenance

No significant variance under the City's 15% threshold. Amenity and Maintenance is proposed at $98,000, up 4.0% from the approved 2026 budget.

7. Promotion and Advertising

Promotion and Communication is proposed at $25,250 against $3,275 approved for 2026 (+671.0%). This includes $21,000 for digital marketing, $2,500 for other advertising, $750 for website development and $1,000 for branded merchandise.

8. Festivals and Events

Festival and Event expenditures are proposed at $154,000, compared with $110,500 budgeted for 2026 (+39.4%). The increase supports continued signature-event delivery and the proposed Community Event Producer Accelerator pilot. Allocations are $74,000 for Window Wonderland, $62,000 for Taste, $15,000 for the pilot and $3,000 for Butterfly Gardens marketing. Pilot eligibility, selection and reporting criteria require Board approval.

The Junction
2027 BIA Budget
Loan Agreement - Schedule

Loan Amount	
Interest Rate	

Year	Payments ($)	Principal ($)	Interest ($)	Remaining Balance ($)
2018		-	-	-
2019		-	-	-
2020		-	-	-
2021		-	-	-
2022		-	-	-
2023		-	-	-
2024		-	-	-
2025		-	-	-
2026		-	-	-
2027		-	-	-
2028		-	-	-
Total	**-**	**-**	**-**	**-**