

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS  
BUSINESS IMPROVEMENT AREA**

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

**DUKE HEIGHTS  
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 – 12

are pue w

## **INDEPENDENT AUDITOR'S REPORT**

To the Council of the Corporation of the City of Toronto and the  
Board of Management for the DUKE Heights Business Improvement Area

### ***Opinion***

I have audited the financial statements of DUKE Heights 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 Auditing Standards (CAS). 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.

*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.

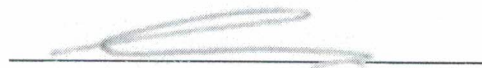
Toronto, Ontario  
May 27, 2025

  
Chartered Professional Accountant  
Licensed Public Accountant

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS 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	132,246	46,547
Short-term investments (Note 3)	7,536,362	8,357,109
Accounts receivable		
City of Toronto – special charges (Note 4)	274,445	207,837
Other	223,931	147,293
	<u>8,166,984</u>	<u>8,758,786</u>
<b>LONG TERM INVESTMENT (NOTE 3)</b>	2,014,414	-
	<u>10,181,398</u>	<u>8,758,786</u>
<b>LIABILITIES</b>		
Accounts payable and accrued liabilities		
City of Toronto	912,631	115,434
Other	15,865	125,146
	<u>928,496</u>	<u>240,580</u>
<b>NET FINANCIAL ASSETS</b>	9,252,902	8,518,206
<b>NON-FINANCIAL ASSETS</b>		
Tangible Capital Assets (Note 5)	1,745,903	833,866
<b>ACCUMULATED SURPLUS</b>	<u>10,998,805</u>	<u>9,352,072</u>

Approved on behalf of the Board of Management:



Chair



Treasurer

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

	<b>2024</b> <b>\$</b> <b>Budget</b> <b>(Note 10)</b>	<b>2024</b> <b>\$</b> <b>Actual</b>	<b>2023</b> <b>\$</b> <b>Actual</b>
<b>REVENUE</b>			
City of Toronto – special charges	3,135,318	3,140,413	3,135,319
Grants, sponsorships, contributions and other	371,000	464,328	282,751
	<u>3,506,318</u>	<u>3,604,741</u>	<u>3,418,070</u>
<b>EXPENSES</b>			
Administration	558,740	431,681	456,905
Promotion and advertising	494,600	416,948	439,256
Maintenance	414,660	343,462	329,975
Capital (Note 7)	5,402,428	157,262	464,164
Amortization	-	589,495	731,992
Provision uncollected special charges (Note 3)	79,596	19,160	20,104
	<u>6,950,024</u>	<u>1,958,008</u>	<u>2,442,396</u>
<b>SURPLUS FOR THE YEAR</b>	<b>(3,443,706)</b>	<b>1,646,733</b>	<b>975,674</b>
<b>ACCUMULATED SURPLUS, BEGINNING OF YEAR</b>	<u><b>9,352,072</b></u>	<u><b>9,352,072</b></u>	<u><b>8,376,398</b></u>
<b>ACCUMULATED SURPLUS, END OF YEAR</b>	<u><b>5,908,366</b></u>	<u><b>10,998,805</b></u>	<u><b>9,352,072</b></u>

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS 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	1,646,733	975,674
Acquisition of tangible capital assets	(1,501,532)	(374,017)
Amortization of tangible capital assets	589,495	731,992
	734,696	1,333,649
Balance - Beginning of year	8,518,206	7,184,557
Balance - End of year	<u>9,252,902</u>	<u>8,518,206</u>

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS 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	1,646,733	975,674
<b>Non-cash changes to operations</b>		
Add: Non-cash item - Amortization of capital assets	589,495	731,992
Increase (decrease) resulting from changes in		
Accounts receivable - City of Toronto	(66,608)	(415)
Accounts receivable – other	(76,638)	(21,921)
Accounts payable - City of Toronto	797,197	106,507
Accounts payable – other	(109,281)	74,156
<b>Cash Provided By Operations</b>	<b>2,780,898</b>	<b>1,865,993</b>
<b>Investing activities</b>		
Purchase of tangible capital assets	(1,501,532)	(374,017)
Decrease (increase) in short-term investment	820,747	(1,506,404)
Decrease (increase) in long-term investment	(2,014,414)	-
<b>Cash, Beginning of Year</b>	<b>46,547</b>	<b>60,975</b>
<b>Cash, End of Year</b>	<b>132,246</b>	<b>46,547</b>

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**1. ESTABLISHMENT AND OPERATIONS**

The DUKE Heights 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 BIA 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 BIA 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.

**Short-term Investments:**

Short-term investments are highly liquid financial instruments with original maturities greater than three months but less than one year and are classified as "short-term" investments. BIA classifies short-term investments as current assets and reports them at their fair market value.

**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:

Pole Wraps	5 years	Street-scape Imp.	5 years	Radio Mast	5 years
Dufferin-Finch Gateway	5 years	Capital Markers	5 years	Steeles/ Keele Gateway	5 years
Allen Road Walkway	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 THE  
DUKE HEIGHTS 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. INVESTMENTS**

**SHORT-TERM-** Short-term investments include \$4,13,000 invested with BMO Wealth Management These investments are cashable on demand and are recorded at fair market value. In addition, the BIA holds a BMO guaranteed investment certificate amounting to \$3,000,000 earning interest at the rate of 4.18% per annum. The GIC will mature in 2025.

**Long-Term-** The long-term investment consists of a guaranteed investment certificate with BMO bearing interest at the rate of 3.93% per annum which and will mature in 2026.

**4. CITY OF TORONTO – SPECIAL CHARGES**

Special charges levied by the City are collected and remitted to the BIA by the City. The total special charges outstanding consist of amounts collected by the City not yet remitted to the BIA and amounts uncollected by the City.

The BIA 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	307,045	245,137
Less: allowance for uncollected special charges	(32,600)	(37,300)
Special charges receivable	<u>274,445</u>	<u>207,837</u>

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

	2024	2023
	\$	\$
Special charges written-off	23,860	28,504
Change in provision for uncollected special charges	(4,700)	(8,400)
	<u>19,160</u>	<u>20,104</u>

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2024**

**5. TANGIBLE CAPITAL ASSETS**

	2024							
	Duke Heights Parkette	Dufferin-Finch Gateway	Dufferin/All en Pedes Improv	Steeles/Keele Gateway	Radio Mast	Street-scape Imp.	Capital Markers	Total
<b>Cost</b>								
Beginning	-	563,122	-	22,514	454,896	397,816	2,174,001	3,612,349
Additions	362,688	-	553,894	10,233	-	574,717	-	1,501,532
<b>Ending</b>	<b>362,688</b>	<b>563,122</b>	<b>553,894</b>	<b>32,747</b>	<b>454,896</b>	<b>972,533</b>	<b>2,174,001</b>	<b>5,113,881</b>
<b>Accumulated Amortization</b>								
Beginning	-	165,841	-	4,503	229,634	206,023	2,172,482	2,778,483
Amortization	72,538	112,624	110,779	6,549	90,979	194,507	1,519	589,495
<b>Ending</b>	<b>72,538</b>	<b>278,465</b>	<b>110,779</b>	<b>11,052</b>	<b>320,613</b>	<b>400,530</b>	<b>2,174,001</b>	<b>3,367,978</b>
<b>Net Book Value</b>	<b>290,150</b>	<b>284,657</b>	<b>443,115</b>	<b>21,695</b>	<b>134,283</b>	<b>572,003</b>	<b>-</b>	<b>1,745,903</b>

	2023							
	Duke Heights Parkette	Dufferin-Finch Gateway	Dufferin/All en Pedes Improv	Steeles/Keele Gateway	Radio Mast	Street-scape Imp.	Capital Markers	Total
<b>Cost</b>								
Beginning	-	266,085	-	-	431,087	367,158	2,174,001	3,238,331
Additions	-	297,037	-	22,514	23,809	30,658	-	374,018
<b>Ending</b>	<b>-</b>	<b>563,122</b>	<b>-</b>	<b>22,514</b>	<b>454,896</b>	<b>397,816</b>	<b>2,174,001</b>	<b>3,612,349</b>
<b>Accumulated Amortization</b>								
Beginning	-	53,217	-	-	138,655	126,459	1,737,682	2,056,013
Amortization	-	112,624	-	4,503	90,979	79,564	434,800	722,470
<b>Ending</b>	<b>-</b>	<b>165,841</b>	<b>-</b>	<b>4,503</b>	<b>229,634</b>	<b>206,023</b>	<b>2,172,482</b>	<b>2,778,483</b>
<b>Net Book Value</b>	<b>-</b>	<b>397,281</b>	<b>-</b>	<b>18,011</b>	<b>225,262</b>	<b>191,793</b>	<b>1,519</b>	<b>833,866</b>

**THE BOARD OF MANAGEMENT FOR THE  
DUKE HEIGHTS BUSINESS IMPROVEMENT AREA  
NOTES TO THE FINANCIAL STATEMENTS, CONT'D  
FOR THE YEAR ENDED DECEMBER 31, 2024**

---

**6. INSURANCE**

The BIA 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 BIA. Insurance coverage providing \$5,000,000 for each occurrence or accident has been obtained by the BIA through the City of Toronto.

**7. FINANCIAL INSTRUMENTS**

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

**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. COMMITMENTS**

**a) Capital cost-share with City of Toronto**

The BIA, 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 BIA is committed to capital improvement projects of which the BIA's share of \$1,967,690

**b) Office lease**

The BIA is committed to annual lease payments for office space as follows:

2025	\$78,426
2026	\$79,602
2027	\$80,795
2028	<u>\$82,007</u>
	<b><u>\$320,830</u></b>

**10. BUDGET**

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