

- 2 -
The Junction
2027 BIA Budget
Calculations

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

Appeal Provision <i>Complete the yellow highlighted fields</i>		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 <i>Complete the yellow highlighted fields</i>		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 <i>Complete the yellow highlighted field</i>		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 information 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	