



# MAYOR'S REPORT ON THE FINANCIAL POSITION OF THE TOWN OF BAIE-D'URFÉ 2025

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Dear fellow citizens,

In accordance with section 105.2.2 of the Cities and Towns Act, I am pleased to submit the highlights of the financial report for the fiscal year ending December 31, 2025, and of the independent auditor's report.

The Town of Baie-D'Urfé's independent auditors, BCGO s.e.n.c.r.l., reported that the financial statements present, in all material aspects, a true and fair view of the financial position of the Town of Baie-D'Urfé as of December 31, 2025, except for potential impacts on the financial statements related to the fact that the Town of Baie-D'Urfé did not assess or record a liability for obligations associated with the retirement of fixed assets. The results of its activities, variations in its financial assets and cash flow for the year are in accordance with the Canadian public sector accounting standards.

Council and I would like to congratulate Treasurer **Julie MacDowell**, with the support of the **finance team**, for their excellent management of our financial records and for once again delivering the information to the auditors in a very professional, complete, and timely manner.

## FINANCIAL RESULTS AS OF DECEMBER 31, 2025

For the year 2025, revenue from the Town's operating activities amounted to \$45,634,544 while expenditures minus allocations totalled \$28,563,001. The Town, therefore, ended the year 2025 with a surplus of \$17,071,543. This surplus is mainly related to the increase in revenues of \$16,114,034.

2025 marked the end of the judicial contestation that had been ongoing for more than 10 years concerning the property assessment of a data center located in the industrial park. This contestation was prolonged due to multiple appeals, including an unsuccessful request to be heard by the Supreme Court of Canada. Throughout all these years, the Town was required to set aside a significant financial reserve to protect itself in the event of an unfavourable judgment. In late 2025 before the Tribunal administratif du Québec, an official discontinuance brought the contestation to an end. The property value has therefore been confirmed and the case is now closed. The accumulated reserve for this case of \$10,662,850 was released in 2025 and contributed to the year-end surplus. Other additional revenues of \$5,451,184 stem from changes in property valuations largely from the non-residential sector including the data center (\$2 793 816), higher transfer taxes with 4 non-residential companies that sold (\$2 424 305) and an increase in water tax (\$220 166) for both the residential and non-residential sectors.

In addition, following various amendments to the budget, savings were also achieved in our regular operational expenses in various departments such as recreation and cultural (\$294,126), administrative expenses (\$282,295) and salaries and benefits (\$224,445). Also, certain projects that started in 2025 will only be completed and paid for in 2026.

Council has formed a finance working group consisting of myself, two Council members, Tony Brown and Martial Pagé,

	NON-AFFECTED SURPLUS	AFFECTED SURPLUS	FINANCIAL RESERVES	RESERVED FUNDS	TOTAL
<b>BALANCE (JANUARY 1)</b>	\$4,509,705	\$2,488,611	\$1,350,025	\$604,532	\$8,952,873
<b>Surplus for the year</b>	\$17,071,543				\$17,071,543
<b>Allocations</b>					
<b>Affected surplus</b>	(\$116,321)	\$116,321			
<b>Financial reserves</b>					
<b>Financing of investments in progress</b>					
<b>Operating activities</b>	(\$406,771)	(\$253,712)	(\$36,775)	\$205,489	(\$491,769)
<b>Investment activities</b>	(\$72,048)	\$207,030	(\$288,984)	(\$71,284)	(\$225,286)
<b>BALANCE (DECEMBER 31)</b>	\$20,986,108	\$2,558,250	\$1,024,266	\$738,737	\$25,307,361



the Director General and the treasurer. This group is currently reviewing the Town's finances and will propose various policies to the council in the coming months, including a policy on surplus management to ensure their optimal use. This policy will include benchmarks for specific surplus levels that provide adequate protection against unforeseen events, as well as recommendations on management practices regarding the use of surpluses.

## 2025 ACCUMULATED SURPLUS

The Town started its 2025 fiscal year with an accumulated non-affected surplus of \$4,509,705 and financial reserves, including affected surpluses, of \$4,443,168, for a total of \$8,952,873.

At the end of the financial exercise 2025, the Town recorded an operational surplus of \$17,071,543. As of December 31, 2025, the accumulated non-affected surplus was \$20,986,108 and financial reserves, including affected surpluses, of \$4,321,253 for a total of \$25,307,361.

The financing of a number of planned projects outlined in the three-year capital expenditure program 2026, 2027, and 2028 totalling \$20,034,685 for the three years will be assumed in part or in full from the accumulated surplus, financial reserves, and reserve funds, such as the renovation of bus stops in the industrial sector, reconstruction of the bike path between Clark-Graham Avenue and the Exo station, general paving program, the central septic tank system, maintenance of Town buildings, replacement of the Public Works building, restoration of urban forest areas and recreational infrastructure.

## 2025 CAPITAL EXPENDITURES & LONG-TERM DEBT

In 2025, the Town completed investment projects totalling \$5,984,647.

A few highlighted projects include:

- ▶ Drainage program – Surrey Street
- ▶ Resurfacing of Morgan Street
- ▶ Stormwater outfall – Place Wilson
- ▶ Rehabilitation of Lakeview and Sunny Acres
- ▶ Municipal road equipment – Vehicles and heavy equipment
- ▶ Park equipment – Bertold Park
- ▶ Bus Stops – Industrial Park
- ▶ Architecture – Whiteside Taylor Community Centre Portico

Our long-term debt amounted to \$7,389,000 (a decrease of \$364,900 from 2024). This amount is shared by the residential and/or industrial sectors through local improvement taxes.

## 2025 REMUNERATION OF ELECTED OFFICIALS

The remuneration of all Council members must be included in the financial report and be published on the Town's Website. The information is available under the *Finance Profile (2025 section) – Remuneration of the Elected Officials*.

The financial report for the year ending December 31, 2025, is now available on the Town's Website at [baie-durfe.qc.ca](http://baie-durfe.qc.ca).

Respectfully,

Mayor **Heidi Ektvedt**

