

**FINANCIAL STATEMENTS**  
**For the**  
**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**  
**For year ended**  
**DECEMBER 31, 2024**

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**INDEX TO FINANCIAL STATEMENTS**

**DECEMBER 31, 2024**

	<b><u>Page(s)</u></b>
<b>Management's Responsibility for the Financial Statements</b>	1
<b>Independent Auditor's Report</b>	2-3
<b>Statement of Financial Position</b>	4
<b>Statement of Operations</b>	5
<b>Statement of Changes in Net Financial Assets</b>	6
<b>Statement of Cash Flows</b>	7
<b>Notes to Financial Statements</b>	8-19
<b>Schedule 1 - Five year financial review (unaudited)</b>	20

## Management's Responsibility for the Financial Statements

The accompanying financial statements of the **The Corporation of the Township of North Stormont** are the responsibility of management and have been approved by Council.

The financial statements have been prepared by management in accordance with Canadian public sector accounting standards prescribed for governments as recommended by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada and as such include amounts that are the best estimates and judgments of management.

Management is responsible for the integrity and objectivity of these statements and for implementing and maintaining a system of internal controls to provide reasonable assurance that reliable financial information is produced.

The Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and internal control and is ultimately responsible for reviewing and approving the financial statements.

The Council meets periodically with management, as well as the external auditors, to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, to satisfy themselves that each party is properly discharging their responsibilities, and to review the financial statements and the external auditor's report.

The external auditors, Welch LLP, conduct an independent examination, in accordance with Canadian auditing standards, and express their opinion on the financial statements. The external auditors have full and free access to financial management of the The Corporation of the Township of North Stormont and meet when required.

On behalf of the The Corporation of the Township of North Stormont:



---

**Craig Calder**  
Chief Administrative Officer/Clerk

**Berwick, Ontario**  
**June 10, 2025**



---

**Kim Goyette**  
Treasurer



T. 613-984-2821 | F. 613-984-2908  
PO Box 99, 15 Union Street  
Berwick, Ontario K0C 1G0  
[northstormont.ca](http://northstormont.ca)

## INDEPENDENT AUDITOR'S REPORT

To the Members of Council of the:

### **THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

#### *Qualified Opinion*

We have audited the accompanying financial statements of **The Corporation of the Township of North Stormont** (the Township), which comprise the statement of financial position as at December 31, 2024 and the statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, excepts for the effects of the matter described in the Basis for Qualified Opinion paragraph, the accompanying financial statements present fairly, in all material respects, the financial position of the Township as at December 31, 2024 and the results of its operations, changes in its net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

#### *Basis for Qualified Opinion*

Under Public Sector Accounting Standards as of the year ended December 31, 2023, the Township was required to adopt PS 3280 Asset Retirement Obligations. Asset retirement obligations are legal obligations associated with the eventual retirement of tangible capital assets. The Township was required to identify all legal obligations associated with the retirement of its assets, and record, and estimate the future costs of remediation for these obligations to determine their valuation. Legal liabilities may exist, including the costs for the removal and disposal of asbestos within the Township buildings that will undergo renovations or demolition, as well as decommissioning or removal costs associated with arena infrastructure, underground storage tanks, site restoration for salt storage facilities, lagoons site restoration, landfill site restoration and costs associated with the removal of sewage infrastructure. The Township did not complete its analysis as described in note 1(h), and thus liabilities arising from legal obligations associated with the retirement of certain tangible capital assets and their related disclosures were not recorded in the financial statements for the year ended December 31, 2024.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Township in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

#### *Responsibilities of Management and Those Charged with Governance for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, 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 Township'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 Township or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Township's financial reporting process.

#### *Auditor's Responsibilities for the Audit of the Financial Statements*

Our 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 our 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, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud and error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our 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 Township'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 Township's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Township 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during the audit.



Cornwall, Ontario  
June 10, 2025

**CHARTERED PROFESSIONAL ACCOUNTANTS  
LICENSED PUBLIC ACCOUNTANTS**

**Welch LLP<sup>®</sup>**

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**STATEMENT OF FINANCIAL POSITION**

**DECEMBER 31, 2024**

	<b><u>2024</u></b>	<b><u>2023</u></b>
<b>Financial assets</b>		
Cash (note 2)	\$ 5,259,481	\$ 5,346,736
Taxes receivable	849,557	878,224
Accounts receivable (note 3)	2,878,064	1,612,556
Long-term receivables	<u>47,110</u>	<u>39,732</u>
	<u>9,034,212</u>	<u>7,877,248</u>
 <b>Financial liabilities</b>		
Temporary borrowings (note 4)	1,000,000	-
Accounts payable and accrued liabilities	1,613,473	918,836
Employee benefits payable (note 5)	86,404	69,400
Deferred revenue - obligatory reserve funds (note 6)	3,156	55,604
Deferred revenue - other	1,481,615	2,410,316
Municipal debt (note 7)	<u>3,783,348</u>	<u>3,588,377</u>
	<u>7,967,996</u>	<u>7,042,533</u>
 <b>Net financial assets</b>	<u>1,066,216</u>	<u>834,715</u>
 <b>Non-financial assets</b>		
Tangible capital assets (note 8)	39,869,961	37,845,470
Tangible capital assets under construction	282,069	-
Inventories	133,836	100,283
Prepaid expenses	<u>22,202</u>	<u>58,548</u>
	<u>40,308,068</u>	<u>38,004,301</u>
 <b>Accumulated surplus</b> (note 9)	<b><u>\$ 41,374,284</u></b>	<b><u>\$ 38,839,016</u></b>

**Contingencies** (note 13)

The accompanying notes are an integral part of these financial statements.

(See accompanying notes)

**Welch LLP<sup>®</sup>**

An Independent Member of BKR International

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**STATEMENT OF OPERATIONS**

**YEAR ENDED DECEMBER 31, 2024**

	<b>2024 <u>Budget</u> (Note 15)</b>	<b>2024 <u>Actual</u></b>	<b>2023 <u>Actual</u></b>
<b>Operating revenues</b>			
Municipal taxation	\$ 3,635,001	\$ 3,677,891	\$ 3,476,651
User charges	3,501,410	3,975,273	3,122,323
Government transfers - operating	1,497,035	1,572,658	1,441,744
Investment income	135,000	234,445	227,111
Interest and penalties on taxes	145,500	149,795	156,165
Donations and other income	-	-	10,000
	<u>8,913,946</u>	<u>9,610,062</u>	<u>8,433,994</u>
<b>Operating expenditures</b>			
General government	1,333,315	1,395,048	1,123,206
Protection to persons and property	1,274,748	1,276,302	1,145,861
Transportation services	3,364,539	3,262,168	3,240,031
Environmental services	779,840	806,079	798,358
Water and sewer services	760,201	1,157,588	756,608
Health services	20,000	19,125	18,225
Recreational and cultural services	1,220,874	1,313,345	1,090,903
Planning and development	363,872	254,381	201,187
	<u>9,117,389</u>	<u>9,484,036</u>	<u>8,374,379</u>
<b>Net operating income (expenditures)</b>	<u>(203,443)</u>	<u>126,026</u>	<u>59,615</u>
<b>Other income related to capital</b>			
Government transfers - capital	951,900	917,193	894,093
Other transfers - capital	1,428,003	1,349,794	344,548
Donations	271,000	44,750	658,915
Gain on disposal of tangible capital assets	106,905	97,505	706
	<u>2,757,808</u>	<u>2,409,242</u>	<u>1,898,262</u>
<b>Annual surplus</b>	2,554,365	2,535,268	1,957,877
<b>Accumulated surplus at beginning of year</b>	<u>38,839,016</u>	<u>38,839,016</u>	<u>36,881,139</u>
<b>Accumulated surplus at end of year</b>	<b><u>\$41,393,381</u></b>	<b><u>\$41,374,284</u></b>	<b><u>\$38,839,016</u></b>

(See accompanying notes)

**Welch LLP<sup>®</sup>**

An Independent Member of BKR International

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**

**YEAR ENDED DECEMBER 31, 2024**

	<b><u>2024</u></b> <b><u>Budget</u></b> (Note 15)	<b><u>2024</u></b> <b><u>Actual</u></b>	<b><u>2023</u></b> <b><u>Actual</u></b>
<b>Annual surplus</b>	\$ 2,554,365	\$ 2,535,268	\$ 1,957,877
Amortization of tangible capital assets	1,620,351	1,618,767	1,510,306
Acquisition of tangible capital assets and assets under construction	(4,372,267)	(3,925,327)	(3,658,600)
Gain on disposal of tangible capital assets	-	(97,505)	(706)
Proceeds on sale of tangible capital assets	-	97,505	8,653
Change in inventory	-	(33,553)	(18,616)
Change in prepaid expenses	<u>-</u>	<u>36,346</u>	<u>(28,990)</u>
<b>Increase (decrease) in net financial assets</b>	(197,551)	231,501	(230,076)
<b>Net financial assets at beginning of year</b>	<u>834,715</u>	<u>834,715</u>	<u>1,064,791</u>
<b>Net financial assets at end of year</b>	<b><u>\$ 637,164</u></b>	<b><u>\$ 1,066,216</u></b>	<b><u>\$ 834,715</u></b>

(See accompanying notes)

**Welch LLP<sup>®</sup>**

An Independent Member of BKR International



**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**STATEMENT OF CASH FLOWS**

**YEAR ENDED DECEMBER 31, 2024**

	<b><u>2024</u></b>	<b><u>2023</u></b>
<b>Cash flows from operating activities</b>		
Annual surplus	\$ 2,535,268	\$ 1,957,877
Items not affecting cash:		
Amortization	1,618,767	1,510,306
Gain on disposal of tangible capital assets	<u>(97,505)</u>	<u>(706)</u>
	4,056,530	3,467,477
Net changes in non-cash working capital items:		
Taxes receivable	28,667	80,210
Accounts receivable	(1,265,508)	377,073
Inventories	(33,553)	(18,617)
Prepaid expenses	36,346	(28,990)
Accounts payable and accrued liabilities	694,637	(563,588)
Employee benefits payable	17,004	603
Deferred revenue	<u>(981,149)</u>	<u>(68,572)</u>
	<u>2,552,974</u>	<u>3,245,596</u>
<b>Cash flows from capital activities</b>		
Acquisition of tangible capital assets	(3,925,327)	(3,658,600)
Proceeds on disposal of tangible capital assets	<u>97,505</u>	<u>8,653</u>
	<u>(3,827,822)</u>	<u>(3,649,947)</u>
<b>Cash flows from investing activities</b>		
Repayment of long-term receivable	<u>(7,378)</u>	<u>4,688</u>
<b>Cash flows from financing activities</b>		
Temporary borrowings	1,000,000	-
Municipal debt repaid	(331,506)	(631,676)
Proceeds from long-term debt	<u>526,477</u>	<u>18,100</u>
	<u>1,194,971</u>	<u>(613,576)</u>
<b>Decrease in cash</b>	(87,255)	(1,013,239)
<b>Cash at beginning of year</b>	<u>5,346,736</u>	<u>6,359,975</u>
<b>Cash at end of year</b>	<b><u>\$ 5,259,481</u></b>	<b><u>\$ 5,346,736</u></b>

(See accompanying notes)

**Welch LLP<sup>®</sup>**

An Independent Member of BKR International

# **THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

## **NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

### **NATURE OF OPERATIONS**

The Corporation of the Township of North Stormont (the "Township") was incorporated on January 1, 1998 and is a lower tier municipality in the Province of Ontario. The Township is responsible for providing a variety of municipal services to its residents. The Township conducts its operations under the direction of its elected Council, guided by the provisions of provincial statutes such as the Municipal Act, 2001, Municipal Affairs Act and related legislation.

### **1. SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Township are prepared by management in accordance with Canadian generally accepted accounting policies for local governments as recommended by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. These financial statements include the following significant accounting policies:

a) *Reporting entity*

These financial statements reflect the assets, liabilities, revenues and expenses and accumulated surplus of the reporting entity. The reporting entity is comprised of all municipal organizations, committees, and local boards accountable to the Township, and which are owned or controlled by the Township.

b) *Accounting for United Counties and School Board transactions*

The assets, liabilities, revenues, and expenditures with respect to the operations of the school boards and the United Counties of Stormont, Dundas and Glengarry are not reflected in these financial statements.

c) *Basis of accounting*

These financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting recognizes revenues as they are earned and measurable. Expenses are recognized as they are incurred and measurable based upon cost of goods or services acquired.

d) *Deferred revenue*

The Township receives contributions under the authority of federal and provincial legislation and funding agencies. These funds, by their nature, are restricted in their use, and until applied to applicable projects, are recorded as deferred revenue. Amounts applied to projects are recorded as revenue in the fiscal period in which they are expended.

e) *Reserve and reserve funds*

Certain amounts, as approved by Council, are set aside in reserves and reserve funds for future operating and capital expenditures. Transfers to and from reserves and reserve funds are recorded as an adjustment to the respective fund when approved.

f) *Government transfers*

Government transfers are recognized as revenues or expenditures in the period in which the events giving rise to the transfer occurred, provided the transfers are authorized, any eligibility criteria have been met by the recipient, and a reasonable estimates of the amounts can be made.

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**1. SIGNIFICANT ACCOUNTING POLICIES (continued)**

**g) *Taxation and related revenues***

Property tax billings are prepared by the Township based on assessment rolls issued by the Municipal Property Assessment Corporation ("MPAC"). Tax rates are established annually by Council incorporating amounts to be raised for local services and amounts the Township is required to collect on behalf of the United Counties of Stormont, Dundas and Glengarry and the Province of Ontario in respect of education taxes. Realty taxes are billed based on the assessment rolls provided by MPAC. Taxation revenues are recorded at the time tax billings are issued.

A normal part of the assessment process is the issue of supplementary assessment rolls that provide updated information with respect to changes in property assessment. Once a supplementary assessment roll is received, the Township determines the taxes applicable and renders supplementary tax billings. Assessments and the related property taxes are subject to appeal. Any supplementary billing adjustments made necessary by the determination of such changes will be recognized in the period they are determined and the effect shared with the school boards as appropriate.

**h) *Asset Retirement Obligations ("ARO")***

Public Sector Accounting Standard PS 3280 - Asset Retirement Obligations came into effect on April 1, 2022. This new standard provides guidance on the reporting of legal obligations associated with the retirement of tangible capital assets. An ARO is recognized when, as at the financial reporting date, all of the following criteria are met:

- There is a legal obligation to incur retirement costs in relation to a tangible capital asset;
- The past transaction or event giving rise to the liability has occurred;
- It is expected that future economic benefits will be given up; and
- A reasonable estimate of the amount can be made.

The estimate of a liability would include costs directly attributable to asset retirement activities. Costs would include post-retirement operation, maintenance and monitoring that are an integral part of the retirement of the tangible capital asset. The estimate would include costs of tangible capital assets acquired as part of asset retirement activities to the extent those assets have no alternative use.

The Township is currently in the process of completing its assessment on the impact of PS 3280's implementation on assets other than the landfill liability described above.

**i) *Use of Estimates***

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are reviewed periodically and adjustments are made as appropriate in the year they become known. Management makes accounting estimates when determining the estimated useful life of the Township's tangible capital assets, its allowance for doubtful accounts, and the accrued liability for employee benefits. Actual results could differ from those estimates.

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**1. SIGNIFICANT ACCOUNTING POLICIES (continued)**

j) *Tangible capital assets*

Tangible capital assets are recorded at cost, which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over their estimated useful life as follows:

Buildings	15 to 40 years
Land improvements	2 to 50 years
Vehicles	10 to 25 years
Machinery and equipment	15 to 25 years
Transportation:	
- roads	10 to 90 years
- bridges and structures	5 to 100 years
- sidewalks	50 years
- illumination	50 years
Water and waste plants and networks:	
- underground networks	50 to 100 years
- sewage treatment plants	50 to 100 years
- water pumping stations and reservoirs	50 to 100 years
- flood stations and other infrastructure	50 to 100 years

Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and also are recorded as revenue. Similarly, transfer of assets to third parties are recorded as an expense equal to the net book value of the assets as of the date of transfer.

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

**2. CASH**

Cash consists of the following:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Unappropriated cash	\$ 3,883,137	\$ 3,716,673
Restricted under the Canada Community-Building Fund	3,156	55,604
Restricted for water and sewer reserves	1,054,596	1,013,787
Restricted for other reserves	318,592	450,588
Restricted for Nationrise Wind Farm project	<u>-</u>	<u>110,084</u>
	<b><u>\$ 5,259,481</u></b>	<b><u>\$ 5,346,736</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**3. ACCOUNTS RECEIVABLE**

Accounts receivable consists of the following:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Water and sewer user fees receivables	\$ 367,878	\$ 328,623
Excise tax rebates receivable	113,646	92,379
Municipal drains charges receivable	165,303	93,904
Accounts receivable - other	<u>2,231,237</u>	<u>1,097,650</u>
	<b><u>\$2,878,064</u></b>	<b><u>\$1,612,556</u></b>

**4. CREDIT FACILITY**

The Township has a revolving operating credit facility of up to \$2,800,000 with its main financial institution to finance current expenditures pending receipt of property taxes. The credit facility bears interest at prime and at December 31, 2024 the Township had drawn \$1,000,000 (2023 - \$nil) on the credit facility.

**5. EMPLOYEE BENEFITS PAYABLE**

Vacation pay and banked time liabilities have been estimated based on pay rates in effect at December 31, 2024 and are expected to be paid out over the next fiscal year.

Employee benefits payable is comprised of:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Vacation pay	\$ 80,168	\$ 63,539
Banked time	<u>6,236</u>	<u>5,861</u>
	<b><u>\$ 86,404</u></b>	<b><u>\$ 69,400</u></b>

**6. DEFERRED REVENUE - OBLIGATORY RESERVE FUNDS**

A requirement of Canadian public sector accounting standards is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as legislation restricts how these funds may be used and under certain circumstances these funds may possibly be refunded. The balance held under the Canada Community-Building Fund program is summarized as follows:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Balance at beginning of year	\$ <u>55,604</u>	\$ <u>112,748</u>
Transactions in year:		
Grants received in year	233,160	227,456
Interest earned and other	11,418	15,400
Transferred to revenue	<u>(297,026)</u>	<u>(300,000)</u>
	<u>(52,448)</u>	<u>(57,144)</u>
Balance at end of year	<b><u>\$ 3,156</u></b>	<b><u>\$ 55,604</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**7. MUNICIPAL DEBT**

Municipal debt consists of the following:

	<b><u>2024</u></b>	<b><u>2023</u></b>
<u>Ontario Infrastructure and Lands Corporation:</u>		
Debenture loan - 3.24% repayable in blended semi-annual payments of \$51,246, due November, 2033	\$ 869,500	\$ 942,051
Debenture loan - 3.30% repayable in blended semi-annual payments of \$15,629, due August, 2038	348,193	367,482
Debenture loan - 3.81% repayable in blended semi-annual payments of \$36,002 due September, 2027	202,308	264,812
Debenture loans - 2.38% repayable in blended semi-annual payments of \$35,991, due July, 2025	70,717	139,780
Debenture loan - 2.39% repayable in blended semi-annual payments of \$23,310, due December, 2026	90,520	134,193
Debenture loan - 2.35% repayable in blended semi-annual payments of \$23,310, due November, 2024	-	38,749
Debenture loan - 4.53% repayable in blended semi-annual payments of \$48,610, due July, 2044	1,270,000	-
Debenture loan - 4.53% repayable in blended semi-annual payments of \$33,874, due July, 2044	885,000	-
Construction loans - variable rate, monthly interest only payments, convertible at a future date into debenture loan, due August 2027	-	<u>1,661,578</u>
	<u>3,736,238</u>	<u>3,548,645</u>
<u>Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA):</u>		
Tile drainage debenture loans - 6% repayable over a ten year period in blended annual payments ranging between \$2,461 and \$6,793, maturity dates ranging from 2025 to 2034	<u>47,110</u>	<u>39,732</u>
	<b><u>\$3,783,348</u></b>	<b><u>\$3,588,377</u></b>

The Township has offsetting tile drain loans receivable from property owners with the same terms and maturity dates as the OMAFRA tile drain loans above. These loans receivable have been included in long-term receivables on the statement of financial position.

Principal repayments on municipal debt are estimated to be as follows:

2025	\$ 352,371
2026	292,001
2027	249,054
2028	185,991
2029	193,202
2030 and subsequent	<u>2,510,729</u>
	<b><u>\$3,783,348</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**8. TANGIBLE CAPITAL ASSETS**

Tangible capital assets consists of the following:

<b><u>Cost</u></b>	<b><u>Balance December 31, 2023</u></b>	<b><u>Additions</u></b>	<b><u>Disposals</u></b>	<b><u>Balance December 31, 2024</u></b>
Land	\$ 524,478	\$ 252,500	\$ -	\$ 776,978
Buildings	15,561,317	1,397,377	-	16,958,694
Vehicles	5,287,249	-	-	5,287,249
Equipment	4,112,928	188,613	-	4,301,541
Roads	11,210,016	1,428,850	-	12,638,866
Bridges	4,476,733	-	-	4,476,733
Water and sewer	<u>22,282,239</u>	<u>375,918</u>	<u>-</u>	<u>22,658,157</u>
	<b><u>\$ 63,454,960</u></b>	<b><u>\$ 3,643,258</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 67,098,218</u></b>

<b><u>Accumulated Amortization</u></b>	<b><u>Balance December 31, 2023</u></b>	<b><u>Amortization Expense</u></b>	<b><u>Disposals</u></b>	<b><u>Balance December 31, 2024</u></b>
Land	\$ 78,290	\$ 43,266	\$ -	\$ 121,556
Buildings	5,459,726	377,650	-	5,837,376
Vehicles	2,811,286	243,897	-	3,055,183
Equipment	1,803,241	219,312	-	2,022,553
Roads	5,907,933	430,460	-	6,338,393
Bridges	1,990,677	57,123	-	2,047,800
Water and sewer	<u>7,558,337</u>	<u>247,059</u>	<u>-</u>	<u>7,805,396</u>
	<b><u>\$ 25,609,490</u></b>	<b><u>\$ 1,618,767</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 27,228,257</u></b>

<b><u>Net book value</u></b>	<b><u>December 31, 2023</u></b>	<b><u>December 31, 2024</u></b>
Land	\$ 446,188	\$ 655,422
Buildings	10,101,591	11,121,318
Vehicles	2,475,963	2,232,066
Equipment	2,309,687	2,278,988
Roads	5,302,083	6,300,473
Bridges	2,486,056	2,428,933
Water and sewer	<u>14,723,902</u>	<u>14,852,761</u>
	<b><u>\$ 37,845,470</u></b>	<b><u>\$ 39,869,961</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**9. ACCUMULATED SURPLUS**

Accumulated surplus consists of restricted and unrestricted amounts and equity in tangible capital assets as follows:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Reserves:		
Working capital	\$ 2,321,280	\$ 1,788,037
Transportation	396,977	171,534
Modernization funding	-	12,696
Building permit fees	223,580	189,206
Elections	11,265	4,130
Fire	242,107	145,778
Water and sewer	2,151,409	1,723,600
Capital	181,258	82,989
Landfill	20,952	20,681
Infrastructure	156,018	153,055
Other	396,513	334,162
Less funded by reserve funds	<u>(1,373,188)</u>	<u>(1,464,375)</u>
	<u>4,728,171</u>	<u>3,161,493</u>
Reserve funds:		
General reserve funds	318,592	450,588
Water and sewer reserve funds	<u>1,054,596</u>	<u>1,013,787</u>
	<u>1,373,188</u>	<u>1,464,375</u>
Reserves and reserve funds - total	<u>6,101,359</u>	<u>4,625,868</u>
Invested in tangible capital assets:		
Equity in tangible capital assets	40,152,030	37,845,470
Less: related debt	<u>(4,736,238)</u>	<u>(3,548,645)</u>
	<u>35,415,792</u>	<u>34,296,825</u>
Amounts to be recovered from future revenues:		
Accrued interest	(56,463)	(14,276)
Future employee benefits	<u>(86,404)</u>	<u>(69,401)</u>
	<u>(142,867)</u>	<u>(83,677)</u>
	<b><u>\$ 41,374,284</u></b>	<b><u>\$ 38,839,016</u></b>



## **THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

### **NOTES TO FINANCIAL STATEMENTS**

#### **YEAR ENDED DECEMBER 31, 2024**

#### **10. SEGMENTED INFORMATION**

The Township is a diversified municipal government that provides a wide range of services to its citizens. The services are provided by departments and their activities are reported in the statement of operations. Departments have been separately disclosed in the segmented information. For each reported segment, revenues and expenditures represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. Therefore certain allocation methodologies are employed in the preparation of segmented financial information. The accounting policies used in these segments are consistent with those in the preparation of the financial statements as disclosed in note 1. The nature of the Township's segments and the activities they encompass are as follows:

##### General Government

General government includes corporate services and governance of the Township. Administration as a segment includes operating and maintaining municipal owned buildings, human resource management, legal, communications, information systems and technology, support to Council for policy development in compliance with the Municipal Act, tax billing and collection responsibilities, financial management reporting and overall budget status as well as frontline reception and customer service.

##### Protection to Persons and Property

Protection services includes fire protection, conservation authority, protective inspection and control, and emergency measures. Fire protection includes inspection, extinguishing and suppression services, emergency first response, and prevention education and training programs. Inspection and control includes building inspection, by-law enforcement and dog control services.

##### Transportation Services

Transportation services includes administration and operation of traffic and parking services for the Township. In addition, services are provided for the winter and summer road maintenance along with the repair and construction of the municipal roads system including bridges and culverts, as well as operation and maintenance of a fleet of vehicles and equipment for use in providing services to the Township.

##### Environmental Services

Environmental services includes waste collection, disposal and recycling services.

##### Water and Sewer Services

Water and sewer services includes the operation of water and waste water facilities and infrastructure for the collection and distribution of both water and sewer services within the Township.

##### Health Services

Health services includes health and safety programs, cemetery maintenance and costs related to medical centres.

##### Recreation and Cultural Services

Recreation and cultural services includes services that contribute to the Township's development and sustainability through the provision of recreation and leisure programs including community halls, libraries, parks, recreation fields and arenas.

##### Planning and Development

Planning and development manages development for business interest, environmental concerns, heritage matters, local neighbourhoods and community development. It also facilitates economic development by providing services for the approval of all land development plans and the application and enforcement of the zoning by-law and official plan.

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**10. SEGMENTED INFORMATION (continued)**

	<b><u>General Government</u></b>	<b><u>Protection</u></b>	<b><u>Transportation</u></b>	<b><u>Environment</u></b>	<b><u>Water and Sewer</u></b>	<b><u>Health</u></b>	<b><u>Recreation and Cultural</u></b>	<b><u>Planning and Development</u></b>	<b><u>2024 Totals</u></b>	<b><u>2023 Totals</u></b>
<b>Revenues</b>										
Municipal taxation	\$ 153,951	\$ 589,211	\$2,084,044	\$ -	\$ -	\$ 3,587	\$ 656,775	\$ 190,323	\$ 3,677,891	\$ 3,476,651
User charges	168,223	270,047	28,100	1,615,001	1,462,264	14,995	369,293	47,350	3,975,273	3,122,323
Government transfers	252,287	323,440	803,327	120,879	-	-	23,184	49,541	1,572,658	1,441,744
- operating										
Government transfers	410,624	-	297,026	-	203,793	-	5,750	-	917,193	894,093
- capital										
Other	<u>786,517</u>	<u>-</u>	<u>1,036,799</u>	<u>-</u>	<u>8,223</u>	<u>-</u>	<u>44,750</u>	<u>-</u>	<u>1,876,289</u>	<u>1,397,445</u>
	<u>1,771,602</u>	<u>1,182,698</u>	<u>4,249,296</u>	<u>1,735,880</u>	<u>1,674,280</u>	<u>18,582</u>	<u>1,099,752</u>	<u>287,214</u>	<u>12,019,304</u>	<u>10,332,256</u>
<b>Expenditures</b>										
Wages and benefits	867,661	564,530	1,056,487	145,279	-	-	338,594	115,464	3,088,015	2,783,516
Interest municipal debt	-	57,281	1,804	10,858	-	-	87,185	3,548	160,676	156,598
Materials and services	455,637	297,521	1,300,644	164,260	393,598	5,763	356,146	109,582	3,083,151	2,502,924
Contracted services	11,127	56,507	93,805	277,895	666,856	-	-	25,787	1,131,977	1,102,199
Insurance and	42,840	39,839	72,466	-	20,604	13,362	102,125	-	291,236	238,204
financial costs										
Third party transfers	-	57,510	-	-	-	-	51,120	-	108,630	80,633
Amortization	<u>17,783</u>	<u>203,114</u>	<u>736,962</u>	<u>207,787</u>	<u>76,530</u>	<u>-</u>	<u>378,175</u>	<u>-</u>	<u>1,620,351</u>	<u>1,510,305</u>
	<u>1,395,048</u>	<u>1,276,302</u>	<u>3,262,168</u>	<u>806,079</u>	<u>1,157,588</u>	<u>19,125</u>	<u>1,313,345</u>	<u>254,381</u>	<u>9,484,036</u>	<u>8,374,379</u>
<b>Net surplus (deficit)</b>	<b>\$ <u>376,554</u></b>	<b>\$ <u>(93,604)</u></b>	<b>\$ <u>987,128</u></b>	<b>\$ <u>929,801</u></b>	<b>\$ <u>516,692</u></b>	<b>\$ <u>(543)</u></b>	<b>\$ <u>(213,593)</u></b>	<b>\$ <u>32,833</u></b>	<b>\$ <u>2,535,268</u></b>	<b>\$ <u>1,957,877</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**11. OPERATION OF SCHOOL BOARDS AND THE UNITED COUNTIES**

The following taxation revenues were raised and remitted to school boards and the United Counties of Stormont, Dundas and Glengarry:

	<b><u>2024</u></b>	<b><u>2023</u></b>
School boards	<b><u>\$ 1,802,792</u></b>	<b><u>\$ 1,788,197</u></b>
United Counties of Stormont, Dundas and Glengarry	<b><u>\$ 6,104,864</u></b>	<b><u>\$ 5,727,275</u></b>

**12. PENSION AGREEMENTS**

The Township makes contributions to the Ontario Municipal Employees Retirement System (OMERS), which is a multi-employer plan, on behalf of its employees. The plan is a defined benefit plan which specifies the amount of the retirement benefit to be received by the employees, based on length of service and rates of pay. OMERS provides pension services to approximately 1,000 employers and 600,000 plan members.

Each year an independent actuary determines the funding status of the OMERS pension plan (the Plan) by comparing the actuarial value of the invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2024. The results of this valuation disclosed total actuarial liabilities of \$142,489 million in respect of defined benefit obligations with actuarial assets of \$139,576 million indicating an actuarial deficit of \$2,913 million. Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of employers and plan members participating in the Plan. The Township has adopted defined contribution plan accounting principles for this plan because insufficient information is available to apply defined benefit plan accounting principles. As a result, the Township does not recognize any share of the OMERS pension deficit.

The amount contributed to OMERS for 2024 was \$194,990 (2023 - \$165,257) for current service and is included as an expenditure on the statement of operations.

**13. CONTINGENCIES**

In 2014, the Government of Ontario expanded regulations to include six additional cancers presumed to be work related for firefighters under the Workplace Safety and Insurance Act. This change is retroactive to January 1, 1960. The Workplace Safety and Insurance Board (WSIB) has determined a potential liability for all Schedule 2 employers based on the total number of firefighters employed across the province. As the WSIB potential liability has been based on assumptions and general allocations and no specific claims have been filed with the Township, no provision for potential claims has been recorded in these financial statements.

The nature of municipal activities is such that there may be litigation pending or in prospect at any time. With respect to claims at December 31, 2024, management believes that the Township has valid defences and appropriate insurance coverage's in place. In the event any claims are successful, the amount of any potential liability is not determinable, therefore, no amount has been accrued in these financial statements.

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**14. EXPENSES BY OBJECT**

Operating expenditures by object is summarized as follows:

	<b><u>2024</u></b>	<b><u>2023</u></b>
Wages and benefits	\$3,088,015	\$2,783,516
Interest on municipal debt	160,676	156,598
Materials and services	3,083,151	2,502,924
Contracted services	1,131,977	1,102,199
Insurance and financial costs	291,236	238,204
Third party transfers	108,630	80,633
Amortization	<u>1,620,351</u>	<u>1,510,305</u>
	<b><u>\$9,484,036</u></b>	<b><u>\$8,374,379</u></b>

**15. BUDGETED FIGURES**

The budgeted figures are presented for comparison purposes as prepared and approved by the Township's Council. The budget figures have been adjusted from the cash basis of accounting as originally prepared and have been restated as follows to conform with Canadian public sector accounting standards:

	<b><u>2024</u></b>
Annual surplus as budgeted	\$ -
Add:	
Capital expenditures expensed	4,372,267
Principal repayment of municipal debt expensed	346,549
Transfers to reserves expensed	1,068,805
Less:	
Loan proceeds included as income	(880,000)
Transfers from reserves included as income	(732,905)
Amortization of tangible capital assets not recorded	<u>(1,620,351)</u>
Annual budgeted surplus as presented on the statement of operations	<b><u>\$ 2,554,365</u></b>

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**NOTES TO FINANCIAL STATEMENTS**

**YEAR ENDED DECEMBER 31, 2024**

**16. FUTURE ACCOUNTING PRONOUNCEMENTS**

Standards effective beginning on or after April 1, 2024:

PS 1202 – Financial Statement Presentation

In October 2023, PSAB issued *PS 1202 Financial Statement Presentation*. PS 1202 was issued to replace PS 1201 and sets out the new requirements for presenting financial statements in the public sector. Major changes include:

- Relocation of the net debt indicator to its own statement called the statement of net financial assets/liabilities, with the calculation of net debt refined to ensure its original meaning is retained.
- Separating liabilities into financial liabilities and non-financial liabilities.
- Restructuring the statement of financial position to present total assets followed by total liabilities.
- Changes to common terminology used in the financial statements, including re-naming accumulated surplus (deficit) to net assets (liabilities).
- Removal of the statement of remeasurement gains (losses) with the information instead included on a new statement called the statement of changes in net assets (liabilities). This new statement will present the changes in each component of net assets (liabilities), including a new component called “accumulated other”.
- A new provision whereby an entity can use an amended budget in certain circumstances.
- In the statement of cash flows, a subtotal of cash flows before financing activities is presented to isolate financing transactions.
- Inclusion of disclosures related to risks and uncertainties that could affect the entity’s financial position.

PS 1202 is effective fiscal years beginning on or after April 1, 2026 to coincide with the adoption of the revised conceptual framework. Early adoption will be permitted if PSAB’s new conceptual framework is adopted simultaneously.

**THE CORPORATION OF THE TOWNSHIP OF NORTH STORMONT**

**SCHEDULE 1 - FIVE YEAR FINANCIAL REVIEW (unaudited)**

**DECEMBER 31, 2024**

	<b><u>2024</u></b>	<b><u>2023</u></b>	<b><u>2022</u></b>	<b><u>2021</u></b>	<b><u>2020</u></b>
<b>Population</b>	7,400	7,400	7,400	7,400	5,561
<b>Number of Households</b>	3,070	3,019	3,019	2,998	2,943
<b>Taxable Assessment (000's)</b>					
Residential and farm	\$ 1,392,063	\$ 1,380,692	\$ 1,363,386	\$ 1,342,529	\$ 1,330,293
Commercial and industrial	53,410	51,284	52,127	43,785	43,506
Exempt	<u>36,301</u>	<u>26,445</u>	<u>26,231</u>	<u>26,159</u>	<u>26,149</u>
Total	<u>\$ 1,481,774</u>	<u>\$ 1,458,421</u>	<u>\$ 1,441,744</u>	<u>\$ 1,412,473</u>	<u>\$ 1,399,948</u>
<b>Property Taxes Billed (000's)</b>					
Own purpose	\$ 3,678	\$ 3,477	\$ 3,304	\$ 3,182	\$ 2,964
Upper-Tier Municipality	6,105	5,727	5,501	5,283	5,146
School Boards	<u>1,803</u>	<u>1,788</u>	<u>1,783</u>	<u>1,729</u>	<u>1,763</u>
Total	<u>\$ 11,586</u>	<u>\$ 10,992</u>	<u>\$ 10,588</u>	<u>\$ 10,194</u>	<u>\$ 9,873</u>
<b>Tax Arrears</b>					
% of own levy	23 %	25 %	29 %	32 %	33 %
% of total levy	7 %	8 %	9 %	10 %	10 %
<b>Municipal Debt (000's)</b>					
Municipal debt	\$ 3,783	\$ 3,588	\$ 4,202	\$ 2,258	\$ 2,564
Annual debt charges	\$ 307	\$ 351	\$ 373	\$ 347	\$ 394
<b>Municipal Equity (000's)</b>					
Surplus and reserves	\$ 6,101	\$ 4,626	\$ 5,420	\$ 4,003	\$ 5,157
Invested in tangible capital assets	\$ 35,416	\$ 34,297	\$ 31,548	\$ 30,467	\$ 28,530
Reserves as % of operating expenses	64.33 %	55.24 %	67.27 %	56.19 %	77.23 %
<b>Financial Indicators:</b>					
<b>Sustainability:</b>					
Financial assets to liabilities	1.13 %	1.12 %	1.13 %	1.41 %	1.64 %
Municipal debt to tangible capital assets	9.49 %	9.48 %	12.66 %	7.03 %	8.29 %
<b>Flexibility:</b>					
Debt charges to total operating revenue	3.19 %	4.16 %	4.75 %	5.02 %	5.58 %
Total operating revenue to taxable assessment	0.65 %	0.58 %	0.54 %	0.49 %	0.50 %
<b>Vulnerability:</b>					
Operating government transfers to operating revenues	16.36 %	17.09 %	18.60 %	15.15 %	20.46 %
Total government transfers to total revenues	25.91 %	27.70 %	35.09 %	23.51 %	26.04 %