Municipality of Whitchurch - Stouffville
Annual Treasurer's Statement of Reserve Funds
for By-Law 2023-146-FI, 2023-147-FI, 2023-148-FI, 2023-149-FI, 2023-150-FI, 2023-151-FI, 2023-152-FI, 2024-137-FI

Description	Services Related to Highway	Water	Wastewater	Fire Protection Services	Growth-Related Studies (Corporate)	Provincial Offences Act (By-Law)	Parks & Recreation	Library	Total
Opening Balance, January 1, 2025	$ 8,616,569	$ 3,563,543	$ 4,029,183	$ (1,217,442)	$ 508,066	$ (20,051)	$ 11,540,193	$ 549,272	$ 27,569,333
Plus:									
Development Charge Collections	$ 797,606	$ 227,064	$ 458,205	$ 442,988	$ 140,404	$ 105	$ 477,446	$ 79,795	$ 2,623,613
Accrued Interest/Interest Earned	$ 525,421	$ 270,830	$ 318,409	$ -	$ 42,319	$ -	$ 823,915	$ 38,861	$ 2,019,755
Repayment of Monies Borrowed from Fund and Associated Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Sub-Total	$ 9,939,596	$ 4,061,437	$ 4,805,797	$ (774,454)	$ 690,789	$ (19,946)	$ 12,841,554	$ 667,928	$ 32,212,701
Less:									
Amount Transferred to Capital (or Other) Funds[1]	$ 772,195	$ 133,288	$ 178,888	$ 223,892	$ 33,749	$ 1,144	$ 900,412	$ 223,180	$ 2,466,748
Amount Transferred to Operating (Debt Repayment) Funds[2]	$ 472,984	$ -	$ -	$ 74,661	$ -	$ -	$ 1,038,606	$ 95,815	$ 1,682,066
Credits[3]	$ 327,109	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 327,109
Sub-Total	$ 1,572,288	$ 133,288	$ 178,888	$ 298,553	$ 33,749	$ 1,144	$ 1,939,018	$ 318,995	$ 4,475,923
Closing Balance, December 31, 2025	**$ 8,367,308**	**$ 3,928,149**	**$ 4,626,909**	**$ (1,073,007)**	**$ 657,040**	**$ (21,090)**	**$ 10,902,536**	**$ 348,933**	**$ 27,736,778**

Figure 1
Municipality of Whitchurch - Stouffville
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

	Project Description			Funding				Commitment			DC Study Reference		
				D.C. By-Law Period	Post D.C. By-Law Period								
Approved Capital Project No.	Capital Fund Transactions	Gross Capital Cost (Available Budget Jan1,2025)	2025 Capital Cost	D.C. Reserve Fund Draw	Post-Period Benefit/ Interim Financing Town Source Funds	Other Reserve/Reserve Fund Draws	Grants, Subsidies Other Contributions	D.C. Reserve	Other/Reserves/Reserve Funds	Total	Appendix	Table	Prj No
	<u>Services Related to Provincial Offences Act (By-Law)</u>												
049-24-01005	New Vehicle - By-law	$ 26,752	$ 1,144	$ 1,144						$ -	5.2.1	5.1	1
	Sub-Total - Services Related to Provincial Offences Act	$ 26,752	$ 1,144	$ 1,144	$ -	$ -	$ -	$ -	$ -	$ -			
	<u>Services Related to Growth-Related Studies (Corporate)</u>												
220-25-01231	Engineering Standard Review	$ 35,000	$ 1,886	$ 1,886		$ -		$ 33,114		$ 33,114	2024 Amended	3-1	22
700-23-01054	Parkland Dedication Study Incld Sports Field Needs Assessment	$ 65,192	$ 47,205	$ 31,863		$ 15,342		$ 12,141	$ 5,846	$ 17,987	2018 DC 5.1.1	5-10	39
200-25-01730	Downtown Main Street Heritage Conservation District	$ 75,000						$ 33,750	$ 41,250	$ 75,000	2024 Amended	3-1	19
200-23-00983	Comprehensive Zoning Bylaw Update (New Zoning Bylaw)	$ 294,000						$ 198,450	$ 95,550	$ 294,000	2024 Amended	3-1	9
200-19-01048	Town of Stouffville Urban Design Guidelines	$ 96,000						$ 48,000	$ 48,000	$ 96,000	2024 Amended	3-1	58
200-20-00590	OPR - Employment Land Study	$ 33,632						$ 30,269	$ 3,363	$ 33,632	2024 Amended	3-1	25
	Sub-Total - Services Related to Growth-Related Studies	$ 598,824	$ 49,091	$ 33,749	$ -	$ 15,342	$ -	$ 355,724	$ 194,009	$ 549,733			
	<u>Services Related to Fire Protection</u>												
110-25-01343	Equipment & Gear - Firefighters -New (4) of 24	$ 48,000	$ 47,806	$ 47,806						$ -	5.4.3	5-7	22
110-24-01061	Equipment & Gear - Fire Prevention Staff	$ 5,263	$ 8,044	$ 8,044						$ -	5.4.3	5-7	12
110-25-01063	Equipment & Gear - Training Officer	$ 12,000	$ 6,126	$ 2,910		$ 3,216				$ -	5.4.3	5-7	21
720-23-00083	Upgrade & Design Stn 52 - Ballantrae	$ 10,567,729	$ 1,414,686	$ 165,132		$ 1,249,554		$ 1,184,688	$ 7,968,355	$ 9,153,043	5.4.3	5-7	1
	Sub-Total - Services Related to Fire Protection	$ 10,632,992	$ 1,476,662	$ 223,892	$ -	$ 1,252,770	$ -	$ 1,184,688	$ 7,968,355	$ 9,153,043			
	<u>Services Related to Parks & Recreation</u>												
270-21-00126	Pedestrian Bridge - L&M Gardens	$ 93,543	$ 74,006	$ 66,606		$ 7,400				$ -	5.3.1	5-2	26
710-21-00510	Memorial Pk Ph 5 - (Zone 4,8) Skating Trail & Related Facilities	$ 397,806	$ 189,494	$ 110,764	$ 19,897	$ 58,833				$ -	5.3.1	5-2	2
310-25-00123	Pedestrian Bridge - Little Rouge Creek W. Stouff Con 8	$ 770,116	$ 573,005	$ 515,705		$ 57,300		$ 177,401	$ 19,711	$ 197,112	5.3.1	5-2	22
710-22-00053	Penndutch Parkette	$ 260,524	$ 210,202	$ 189,188		$ 21,014				$ -	5.3.1	5-2	5
720-25-01791	Leisure Centre Pool Expansion - Design	$ 1,000,000	$ 45,374	$ 18,149		$ 27,225		$ 381,850	$ 572,776	$ 954,626	5.3.1	5-2	83-P
710-24-00132	Tenth Line South Neighbourhood Park (McKean Drive & Yakefarm Boulevard)	$ 2,316,000						$ 2,316,000		$ 2,316,000	5.3.1	5-2	7
	Sub-Total - Services Related to Parks & Recreation	$ 4,837,989	$ 1,092,081	$ 900,412	$ 19,897	$ 171,772	$ -	$ 2,875,251	$ 592,487	$ 3,467,738			
	<u>Services Related to Library</u>												
800-25-00909	Library Collection Materials	$ 223,180	$ 223,180	$ 223,180		$ -				$ -	5.3.2	5-3	13
	Sub-Total - Services Related to Library	$ 223,180	$ 223,180	$ 223,180	$ -	$ -	$ -	$ -	$ -	$ -			
	<u>Services Related to Roads</u>												
220-20-00341	Tenth Line Reconstruction - Mantle Ave to S. Limit includes Streetlights	$ 856,603	$ 141,517	$ 115,783		$ 25,734		$ 585,050	$ 130,036	$ 715,086	5.4.2	5-6	4/111
220-20-00688	Roundabouts Tenth Line / Busato Dr	$ 292,605	$ 31,315	$ 31,315				$ 261,290		$ 261,290	5.4.2	5-6	251
220-21-00026	Creek Crossing-Structure, Baker Hill Dr at Little Rouge Creek, East (RB10) - DC refund per agreement	$ 3,661,502	$ 45,957	$ 45,957				$ 3,615,545		$ 3,615,545	2018 DC 5.2.1	5-17	146
310-19-00015	Streetlights, Traffic Signals and Sidewalks, Aurora Rd- Grayfield Dr to McFarland St	$ 657,301	$ 283,537	$ 28,354		$ 255,183		$ 37,376	$ 336,388	$ 373,764	2018 DC 5.2.1	5-16	98
310-24-00103	Main St Reconstruction, Ninth Line to Stouffer St. W22 Section Albert to Park Dr	$ 613,913	$ 223,447	$ 111,724		$ 111,723		$ 195,233	$ 195,233	$ 390,466	5.5.1	5-8	8/16
310-24-00116	Streetlights & Sidewalks - Ninth Line S. Limit existing Musselmans Lake to N.Limit existing Musselmans Lake	$ 150,000	$ 14,644	$ 1,464		$ 13,180		$ 13,536	$ 121,820	$ 135,356	5.4.2	5-6	105
310-25-01716	Bethesda Sideroad Environmental Assessment	$ 708,000	$ 14,163	$ 14,163				$ 693,837		$ 693,837	5.4.2	5-6	209
341-25-01713	Winona Dr. Sidewalk, Rupert to Main	$ 134,000	$ 36,786	$ 3,679		$ 33,107		$ 9,721	$ 87,493	$ 97,214	5.4.2	5-6	183
399-24-01333	Service Truck	$ 147,000	$ 115,239	$ 115,239						$ -	5.4.1	5-4	11
399-25-01597	Street Sweeper	$ 300,000	$ 304,517	$ 304,517						$ -	5.4.1	5-4	35
399-25-01579	Pick-up Truck - Growth	$ 80,000						$ 80,000		$ 80,000	5.4.1	5-4	13
310-25-01618	Mobil Digital Message Board	$ 22,000						$ 22,000		$ 22,000	5.4.1	5-4	74

	Sub-Total - Services Related to Roads	$ 7,622,924	$ 1,211,122	$ 772,195	$ -	$ 438,927	$ -	$ 5,513,588	$ 870,970	$ 6,384,558			
	Water												
310-20-00858	Commercial, Library & Mill (Comm to Main) Reconstruction & WM on Church W24-25,31	$ 135,025	$ 30,145	$ 2,544		$ 27,601				$ -	5.5.1	5-8	18/19/25
310-21-00733	O'Brien Ave. Reconstruction Main St. to Rose Ave. (W26)	$ 889,900	$ 511,844	$ 51,875		$ 101,847	$ 358,122	$ 27,933	$ 350,123	$ 378,056	5.5.1	5-8	20
310-24-00103	Main St Reconstruction, Ninth Line to Stouffer St. W22 Section Albert to Park Dr	$ 461,241	$ 167,879	$ 44,807		$ 123,072		$ 78,298	$ 215,063	$ 293,362	5.5.1	5-8	116
550-25-01605	Trench Boxes	$ 25,000	$ 21,170	$ 21,170						$ -	5.4.1	5-4	45a
550-25-01611	Watermain Repair Saw 4"-16"	$ 14,000	$ 12,892	$ 12,892						$ -	5.4.1	5-4	54a
399-25-01591	Cargo Van W/WW	$ 47,460						$ 47,460		$ 47,460	5.4.1	5-4	28a
399-25-01606	Swabbing Trailer with Pump	$ 25,000						$ 25,000		$ 25,000	5.4.1	5-4	49a
550-24-00746	System Study - W39 & W40 Gormley Fire Protection - New 300mm on Stouffville Rd & Union St	$ 100,000						$ 77,000	$ 23,000	$ 100,000	5.5.1	5-8	31/32
550-16-00046	W06 York Durham Line #1- 300mm, along Main St & RR#30, Well 1 & 2 to Loretta	$ 708,334						$ 356,834	$ 351,500	$ 708,334	5.5.1	5-8	6
255-24-00714	W05 New PRV Station along Highway 48	$ 1,000,000						$ 1,000,000		$ 1,000,000	5.5.1	5-8	5
255-24-00715	W04 New 300mm Watermain along Hwy 38, Main St. to Hoover Park Dr.	$ 3,138,000						$ 3,138,000		$ 3,138,000	5.5.1	5-8	4
255-25-01369	W01 Bethesda SidRd #1 Watermain between Hwy 48 and Ninth Line, two creek crossings	$ 2,374,000						$ 2,374,000		$ 2,374,000	5.5.1	5-8	1
	Sub-Total - Water	$ 8,917,960	$ 743,930	$ 133,288	$ -	$ 252,520	$ 358,122	$ 7,124,525	$ 939,686	$ 8,064,212			
	Wastewater												
250-20-01123	WW20 - DC refund per agreement Subtrunk 10 - Tendered as a 300mm, constructed as a 376mm diameter micro tunneled sewer crossing Ninth Line from south of the Block 151 School to Baker Hill Boulevard	$ 838,376	$ 48,112	$ 48,112				$ 790,264		$ 790,264	5.5.2	5-9	31
250-22-01122	WW19 - Cc refund per agreement Subtrunk 10 Extension-450mm sewer on Baker Hill Road from the existing subtrunk 10	$ 247,453	$ 6,806	$ 6,806				$ 240,647		$ 240,647	5.5.2	5-9	33
250-22-01125	WW27 - DC refund per agreement Subtrunk 10 - 450mm sewer on Baker Hill Road - Creek Crossing	$ 225,472	$ 5,783	$ 5,783				$ 219,689		$ 219,689	5.5.2	5-9	34
550-25-01605	Trench Boxes	$ 25,000	$ 21,170	$ 21,170						$ -	5.4.1	5-4	45b
550-25-01611	Watermain Repair Saw 4"-16"	$ 14,000	$ 12,892	$ 12,892						$ -	5.4.1	5-4	54b
250-23-01127	WW45 Flow Monitoring-2023	$ 11,494	$ 1,561	$ 780		$ 781				$ -	5.5.2	5-9	20
250-24-01127	WW45 Flow Monitoring-2024	$ 133,662	$ 120,536	$ 60,268		$ 60,268				$ -	5.5.2	5-9	20
250-25-01127	WW45 Flow Monitoring-2025	$ 200,000	$ 46,153	$ 23,077		$ 23,076		$ 76,923	$ 76,924	$ 153,847	5.5.2	5-9	20
399-25-01591	Cargo Van W/WW	$ 65,540						$ 65,540		$ 65,540	5.4.1	5-4	28b
399-25-01606	Swabbing Trailer with Pump	$ 25,000						$ 25,000		$ 25,000	5.4.1	5-4	49b
250-25-01635	WW33 375mm Sewer on Bona Land D	$ 2,580,000						$ 2,580,000		$ 2,580,000	5.5.2	5-9	22
250-25-01372	WW18 Subtrunk#18-300mm Sewer on Bethesda, west of creek	$ 1,306,000						$ 1,306,000		$ 1,306,000	5.5.2	5-9	15
250-25-01625	WW17 Subtrunk#18-300mm Sewer on Bethesda, on future road from Baker Hill to Bethesda	$ 4,071,000						$ 4,071,000		$ 4,071,000	5.5.2	5-9	14
500-16-00695	S07 Baker Hill Blvd(450/525mm NE on future rd. alignment)	$ 1,092,284						$ 4,866	$ 1,087,418	$ 1,092,284	5.5.2	5-9	29
	Sub-Total - Wastewater	$ 10,835,281	$ 263,013	$ 178,888	$ -	$ 84,125	$ -	$ 9,379,929	$ 76,924	$ 10,544,271			

Note - If total in commitment column is zero, it indicates that the project is complete and no further commitment is necessary.

Figure 2
Municipality of Whitchurch - Stouffville
Amount Transferred to Capital (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. By-Law Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to Fire									
Station 51 Fire Hall	$ 123,775	$ 45,909	$ 28,752				$ 30,606	$ 18,508	Tax Supported
Sub-Total - Services Related to Fire	$ 123,775	$ 45,909	$ 28,752	$ -	$ -		$ 30,606	$ 18,508	
Services Related to Parks & Recreation									
Clippers Sports Complex	$ 801,917	$ 493,095	$ 308,822						
Operations Centre	$ 125,689	$ 15,032	$ 9,879				$ 60,127	$ 40,651	Tax Supported
Hillmount Park with splash pad (Greenwood)	$ 149,864	$ 50,108	$ 993	$ 19,367	$ 385	Reserve	$ 77,469	$ 1,542	Reserve
Tresstown (Sunnyridge) Park	$ 54,251	$ 18,140	$ 359	$ 7,011	$ 140	Reserve	$ 28,044	$ 557	Reserve
Leisure / Library Expansion	$ 212,489	$ 91,972	$ 50,206				$ 45,985	$ 24,326	Reserve
Sub-Total - Leisure	$ 1,344,210	$ 668,347	$ 370,259	$ 26,378	$ 525		$ 211,625	$ 67,076	
Services Related to Library									
Leisure / Library Expansion	$ 95,815	$ 61,981	$ 33,834						
Sub-Total - Services Related to Library	$ 95,815	$ 61,981	$ 33,834	$ -	$ -		$ -	$ -	
Services Related to Roads									
Operations Centre	$ 289,247	$ 70,148	$ 46,107				$ 105,222	$ 67,770	Tax Supported
Main Street HWY 48 to Ninth Line	$ 189,154	$ 99,178	$ 65,187				$ 16,145	$ 8,644	Tax Supported
Creek Crossing Structure (RB04) (Baker Hill @ Little Rouge Creek West)	$ 192,364	$ 123,471	$ 68,893						
Sub-Total - Roads	$ 670,765	$ 292,797	$ 180,187	$ -	$ -		$ 121,367	$ 76,414	

Figure 3
Municipality of Whitchurch - Stouffville
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year 2025	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year 2025
Hoover Park Town Centre Inc. 2009, Bylaw 2007-252-FI					
Road/Stream Crossing Hoover Pk Dr Little Rouge Creek - Project #87	Roads	$ 1,355,760	$ -	$ 243,464	$ 1,112,296
Highway 48/Hoover Pk Dr Traffic Signals - Project #97	Roads	$ 153,120	$ -	$ 27,497	$ 125,623
Highway 48/Sams Way Traffic Signals - Project #98	Roads	$ 195,403	$ -	$ 35,090	$ 160,313
Highway 48/Hoover Park South Ph1 Streetlights - Project #119	Roads	$ 80,158	$ -	$ 14,395	$ 65,763
Highway 48/Main to Hoover Ph 1 Streetlights - Project #120	Roads	$ 37,105	$ -	$ 6,663	$ 30,442
Total Development Charge Credits		$ 1,821,546	$ -	$ 327,109	$ 1,494,437

Municipality of Whitchurch - Stouffville

Annual Treasurer's Statement of Development Charge Reserves Future Allocations as at December 31, 2025

Description	Roads	Water	Wastewater	Fire	Corporate	By-Law	Parks & Recreation	Library	Total
Closing Balance, December 31, 2025	$ 8,367,308	$ 3,928,149	$ 4,626,909	$ (1,073,007)	$ 657,040	$ (21,090)	$ 10,902,536	$ 348,933	$ 27,736,778
Capital Project Allocations against the DC Reserve Funds:									
2026 Allocations									
Committed Future Debt repayment - 2026	$ 477,887			$ 75,323			$ 976,873	$ 96,129	$ 1,626,211
Prior years approved projects - work in progress	$ 5,513,588	$ 7,124,525	$ 9,379,929	$ 1,184,688	$ 355,724	$ -	$ 2,875,251	$ -	$ 26,433,705
2026 approved capital projects	$ 6,551,000	$ 1,859,903	$ 100,000	$ 48,000	$ 790,000	$ -	$ 695,436	$ 223,180	$ 10,267,519
2026 approved front-ended projects		$ 452,000	$ 3,953,000						$ 4,405,000
Total 2026 allocation	$ 12,542,475	$ 9,436,428	$ 13,432,929	$ 1,308,011	$ 1,145,724	$ -	$ 4,547,560	$ 319,309	$ 42,732,435
2026 allocation as a % of reserve balance	150%	240%	290%	-122%	174%	0%	42%	92%	154%
2027-2051 Allocations									
Committed Future Debt repayment - 2027 - 2051	$ 5,166,681			$ 640,242			$ 8,769,164	$ 1,105,479	$ 15,681,566
2027-2035 approved capital projects - Funded	$ 79,596,282	$ 9,793,003	$ 8,197,670	$ 499,300	$ 7,883,767	$ -	$ 30,600,950	$ 412,810	$ 136,983,782
2027-2035 approved forecast - Front ended	$ 14,788,000	$ 7,269,300	$ 44,193,000	$ -	$ -	$ -	$ -	$ -	$ 66,250,300
2027-2035 approved forecast - Unfunded		$ -		$ 40,158,000	$ -	$ -	$ 56,358,100	$ 13,383,800	$ 109,899,900
Total 2027-2051 allocation	$ 99,550,963	$ 17,062,303	$ 52,390,670	$ 41,297,542	$ 7,883,767	$ -	$ 95,728,214	$ 14,902,089	$ 328,815,548
Total allocations against DC Reserve Funds	$ 112,093,438	$ 26,498,731	$ 65,823,599	$ 42,605,553	$ 9,029,491	$ -	$ 100,275,774	$ 15,221,398	$ 371,547,983
	1340%	675%	1423%	-3971%	1374%	0%	920%	4362%	
Unallocated Reserve Balance (future collections required)	**$ (103,726,130)**	**$ (22,570,582)**	**$ (61,196,690)**	**$ (43,678,560)**	**$ (8,372,451)**	**$ (21,090)**	**$ (89,373,238)**	**$ (14,872,465)**	**$ (343,811,205)**

Note: In excess of 60% of the DC reserves have been allocated to eligible projects as required by the *More Homes Built Faster Act, 2022* (requirement is as of Jan1, 2023).

A municipality shall spend or allocate at least 60 per cent of the monies that are within the development charge reserves. The Town has previously constructed growth capital projects as annual debt payments, projects which are in the work-in progress stage and new growth capital projects identified within the 10 year approved Capital Budget forecast that have been identified in the Town's Development Charge Study and are allocated against the Development Charge reserves.