

Town of Stewiacke

General Operating *DRAFT* Budget 2026/27

Revision #2 - Jan 29,2026

REVENUE	Dec 31/25							Budget %	Budgetary Notes for Information Purposes
	Actual 2022/23	Actual 2023/24	Actual 2024/25	Budget 2025/26	Actual YTD 2025/26	Budget 2026/27			
<b>Taxes</b>									
Taxes - Residential -Tax Rate 1.58	1,519,004	1,781,658	2,126,158	2,425,613	2,426,990	2,791,241	66.4%	Taxable Assessmets - 176,660,800 - 836 dwellings, 82% Cap Eligible, average assessment =\$ 318,233 , increase 15.07% - <b>See Schedule A- PVSC Property Assessment &amp; Market Overview</b>	
Taxes - Commercial -Tax Rate 3.45	394,535	514,129	690,458	697,763	647,059	759,196.65	18.0%	<b>See Schedule "A"</b> -F25 Actual reduced by sucessful Appeals	
Taxes - Commercial Tax Rebate	(26,544)	(102,156)	(107,170)	(108,242)	(100,851)	(80,976)	-1.9%	<b>See Schedule "B"</b> -Commerical Rebate 10 Yr Progrm Cost Anaylsis	
Taxes - Resource -Tax Rate 1.58	23,482	22,358	23,161	24,740	29,459	27,157	0.6%	PVSC -2026 assessment	
Taxes - Forest <50,000 Tax Rate .25	369	367	362	343	363	331	0.0%	Total Acres = 1324 per PVSC -2026 assessment	
Farm Property Acreage	3,524	3,735	3,794	3,934	3,934	4,037	0.1%	Total Acres =1033 per PVSC 2026 assessment	
Taxes - MT&T Rate 1.58	7,058	6,584	6,328	6,328	6,328	6,328	0.2%	PVSC -2026 assessment - 10 Garden Gate, 15 Main St	
Garbage Collection	102,069	110,393	182,955	229,144	182,947	214,518	5.1%	Cost- \$135,175 + tipping over limit fee, est \$47, 725 = \$182,900/ \$ 15,241 mth (contract ends Oct 2028)	
Waste Water(Sewer)-Base Rate 62.87	171,491	178,848	187,017	205,711	187,017	187,353	4.5%	745 connections	
Taxes-Fire Protection - .10	107,015	129,080	156,100	175,311	174,212	176,661	4.2%	PVSC 2026 assessment report - \$175,660,800	
Fire Dept Grant	(99,091)	(125,256)	(152,700)	(171,209)	(152,700)	(171,309)	0.0%	Fire Tax Revenue less dispatch costs \$4,258	
Deed Transfer Tax -Rate 1%, increase 1.5%	200,445	192,075	184,283	105,000	144,675	217,688	5.2%	Staff recommends an Increase to 1.5% -resulting increased revenue= \$28,013-	
Regional School Board -Rate .3048	(287,700)	(328,968)	(394,259)	(444,228)	(333,171)	(467,981)	-11.1%	\$0.3048 per \$100.00 of (Uniform Assessment 155,993,658) (\$38,998 monthly)- PNS Dec'25	
<b>Total Taxes</b>	<b>2,099,302</b>	<b>2,365,084</b>	<b>2,906,487</b>	<b>3,150,205</b>	<b>3,216,262</b>	<b>3,664,243</b>		<b>See Schedule "C" - Tax Rate Change Screnio's</b>	
<b>Grants in Lieu of Taxes</b>									
Grants in Lieu -DOT	6,123	6,123	6,123	14,200	6,150	6,150	0.1%	Main St ANN#1161792 & Main St West ANN# 2136783	
Grants In Lieu Federal Gov't	3,102	3,266	3,266	3,266	3,266	3,266	0.1%	93 Riverside - RCMP & Fire Department	
<b>Total Grants in Lieu of Taxes</b>	<b>9,225</b>	<b>9,389</b>	<b>9,389</b>	<b>17,466</b>	<b>9,416</b>	<b>9,416</b>	<b>0.2%</b>		
<b>Sale of Services</b>									
Water Utility Admin	81,032	80,812	81,032	84,273	84,273	84,273	2.0%	2024 Rate Study preapred by Isnor Consulting Jan 2024	
<b>Total Sale of Services</b>	<b>81,032</b>	<b>80,812</b>	<b>81,032</b>	<b>84,273</b>	<b>84,273</b>	<b>84,273</b>	<b>2.0%</b>		
<b>Revenue From Own Sources</b>									
Building permits	17,054	13,716	12,959	11,000	6,301	8,000	0.2%		
Sewer Connections	38,000	14,000	0	12,000	11,000	24,000	0.6%	\$1000 per serviced lot X 24 lots	

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	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
Tax Certificate	2,406	2,295	2,400	1,000	1,675	1,600	0.0%	estimated based on actual history
Dog Licenses	1,400	575	395	0	270	250	0.0%	estimated based on history
Community Centre Hall Rentals	11,258	13,661	14,381	12,000	10,427	12,000	0.3%	estimated based on history
Fines	138	214	377	200	314	250	0.0%	estimated based on history
Interest Income	19,726	48,699	42,063	8,000	169,375	75,600	1.8%	Interest earned on GIC Matured Nov 2025, earning approx \$126k and current \$6300 monthly x 12 months
Penalties And Interest-Taxes	14,512	22,344	3,537	8,000	2,591	3,500	0.1%	Approximately \$280 monthly
Miscellaneous Revenue	9,401	7,273	2,978	4,000			0.0%	Moved to Misc revenue-Adult Programs
Misc Revenue-Adult Programs	49,588	37,291	9,829	10,000	7,328	7,005	0.2%	Adult fitness Class (instructor cost \$3,200) , badminton,pickle ball (MPAL leader donates time for Adult sport)
Youth Programs	1,098	4,279	17,584	21,000	23,009	26,080	0.6%	Summer Day camp =\$15,400, Summer Camp Lil Kids =\$5,280, summer sport \$5,400
Field Rental	630	434	782	800	1,008	1,600	0.0%	Adult SB league \$1000, tournment fee x4-\$600
After School Care	0	0	43,690	62,400	47,221	60,160	1.4%	\$15/day x 195 days x 18 kids, - CCRCE ASP funding \$4000
Town Day Revenue	2,256	9,639	6,717	8,000	13,137	13,000	0.3%	Donations & Community Support \$13,000 - Expense \$18,000 = deficit (\$5,000)
Down Town Decorating	1,111	1,982	1,599	2,000	1,249	1,200	0.0%	Cost \$8000 Flowers and Wreaths -defict of (\$6,800)
Culvert/Driveway Installation	19,350	300	3,700	4,000	1,266	4,800	0.1%	based on Jan 2026 development report
Solar Revenue NSP	25,557	21,344	26,838	22,000	21,260	27,000	0.6%	Based on previous Yr revenue - Cost Annual Principal & Int payments = \$19562-matures May 2032
<b>Total Revenue from Own Sources</b>	<b>213,485</b>	<b>198,046</b>	<b>189,829</b>	<b>186,400</b>	<b>317,431</b>	<b>266,045</b>	<b>6.3%</b>	

Unconditional Transfer from Gov't								
Equalization Grant	202,349	202,349	157,184	157,183	78,592	157,183	3.7%	Will be frozen for 5 years to 2031 - 1st installment received in June
UNSM HST Offset Revenue	8,916	11,611	8,323	8,000	0	0	0.0%	
Fuel Tax Rebate	2,681	2,549	2,875	2,500	0	0	0.0%	
<b>Total Unconditional Transfer from Gov't</b>	<b>213,946</b>	<b>216,509</b>	<b>168,382</b>	<b>167,683</b>	<b>78,592</b>	<b>157,183</b>	<b>3.7%</b>	

Conditional Transfers from Gov't								
Grants DHMA	25,000	25,000	20,000	25,000	25,000	25,000	0.6%	MPAL -Mun & Mikmaq Physical; Activity Leadership- reduces Recreation MPAL wage
<b>Total Conditional Transfers from Gov't</b>	<b>25,000</b>	<b>25,000</b>	<b>20,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>0.6%</b>	

<b>TOTAL REVENUE</b>	<b>2,641,990</b>	<b>2,894,840</b>	<b>3,375,119</b>	<b>3,631,027</b>	<b>3,730,973</b>	<b>4,206,160</b>	<b>14% Increase In Revenue-relative to increase assessment values of %15.7%</b>	
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EXPENSE

Legislative								
Mayor Renumeration	12,729	13,697	14,190	18,302	13,726	18,777	0.4%	CPI increase 2.6%
Mayor Mileage	2,839	2,698	2,314	3,500	3,028	2,000	0.0%	local travel to meetings
Mayor Meals	299	343	583	500	194	300	0.0%	meals while traveling for meetings

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	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
Mayor- Professional Development	3,186	4,481	1,550	7,500	1,550	0	0.0%	Fed. Canadian Municipalities, -NS Fed. Municipalities-removed as per Mayor Glasser-funds moved to Operating Reserve
Mayor Federal Benefits	815	920	884	1,373	975	1,414	0.0%	payroll calc sheet
Mayor Other Expenses	31	0	0	400	499	500	0.0%	Misc Expense,
Council Renumeration	51,391	56,067	48,710	55,850	41,888	57,303	1.4%	CPI Increase 2.6% payroll calc sheet
Council Federal Benefits	2,710	3,389	2,557	3,990	2,558	4,117	0.1%	payroll calc sheet
Council Professional Development	5,352	8,603	19,723	10,000	4,193	5,000	0.1%	1 council member to Fed. Canadian Municipalities, -NS Fed. Municipalities
Council Other Expenses	0	0	982	1,600	1,996	500	0.0%	Misc Expense/parking,etc
Council Mileage	127	553	1,223	2,000	1,487	2,000	0.0%	travel to meetings
Council Other Travel	0	1,891	5,937	6,000	2,866	0	0.0%	now included in Line's lines above
<b>Total Legislative</b>	<b>79,479</b>	<b>92,642</b>	<b>98,653</b>	<b>111,015</b>	<b>74,960</b>	<b>91,911</b>	<b>2.2%</b>	

<b>Administrative</b>								
	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
Administrative Salaries	142,929	189,631	182,202	419,236	184,482	287,610	6.8%	Added \$48K for Project Admin Co-ordinator role (new) 4 current full time positions
Administration Mileage	332	227	630	700	653	700	0.0%	travel for meetings
Administration Meals	1,223	642	0	1,000	29	100	0.0%	meals while traveling for meetings
Administration Federal Benefits	3,348	15,142	13,992	27,499	10,258	17,187	0.4%	payroll calc sheet
Admininstration Pension	11,791	13,470	7,480	29,294	7,525	11,940	0.3%	payroll calc sheet
Administration Medical	5,790	6,439	6,153	10,244	2,285	3,100	0.1%	50% Town Share
Postage	8,720	9,979	5,818	7,000	2,504	6,536	0.2%	Tax & Utility billing and notices = \$4536, general mailing= \$2000
Stationery & Supplies	5,146	7,873	11,931	8,000	5,436	7,980	0.2%	\$665/month, includes printed envelopes
Equipment Rental	7,468	6,325	6,551	8,000	4,174	8,352	0.2%	Postage meter \$198 monthly(\$1584) & copier \$498 monthly(\$5976)
Legal Services	30,982	24,533	25,440	30,000	16,808	30,000	0.7%	Legal for contract negotiations
Telephone	5,519	6,268	6,060	13,500	6,811	8,600	0.2%	new phone system installed 2025, decreased cost
Internet	741	600	530	600	1,746	2,000	0.0%	Based on history
Common Services Other	6,195	24,553	14,615	11,600	4,182	0	0.0%	Reclassified to Annual Software Fees
Training & Development	4,074	5,174	2,888	5,000	1,671	3,500	0.1%	AMANS
Advertising	10,751	40,790	16,357	5,000	213	1,000	0.0%	ads for Public consultations and planning
Insurance Premium-General	34,541	45,860	45,244	48,452	48,316	50,249	1.2%	includes cyber insurance - nominal increase overall policy
Workers' Compensation	19,613	23,711	24,379	25,492	18,645	28,759	0.7%	calculation based on 2.95% payroll + subcontractors
Annual Software Fees	14,780	20,744	21,218	20,000	22,749	25,000	0.6%	\$22,000 Central Square and \$3,000 misc annual software fees(adobe, etc)
IT Services	12,000	23,636	14,730	15,000	9,632	15,000	0.4%	average \$1100 monthly(MS 365,data security,new set up)
Lights	4,000	5,697	5,711	6,500	5,642	6,890	0.2%	based on PY +6% increase
Heat	12,159	11,022	20,128	5,848	3,899	6,000	0.1%	based on history
Security Services	889	920	80	1,000	3,130	4,000	0.1%	Increased security services
Building Maintenance	881	3,517	16,421	10,000	7,547	7,700	0.2%	general building maintenance, ei; painting, small repairs
Janitor	3,745	3,738	3,663	6,000	3,821	6,000	0.1%	Additional cleaning service- total contract \$13,560
Tax Exemption	2,500	1,854	3,000	4,000	2,250	3,000	0.1%	Low income tax exemption \$250 x 12 participants (9 in 2026, 16 in 2025)

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	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
Financial Management	18,711	23,929	21,498	26,000	16,000	27,000	0.6%	Audit- increased due to allocation corrections
CAO Renumberation	96,028	75,538	112,732	incl in line #51	90,625	115,120	2.7%	based on payroll calculation sheet
CAO Federal Benefits	5,076	3,879	6,491	incl in line #51	4,676	5,542	0.1%	based on payroll calculation sheet
CAO Pension	8,642	4,223	6,316	incl in line #51	8,410	10,683	0.3%	based on payroll calculation sheet
CAO Medical	1,424	1,099	3,480	incl in line #51	4,301	6,500	0.2%	based on payroll calculation sheet
CAO Mileage	3,672	5,397	7,199	5,000	2,536	2,500	0.1%	
CAO Meals	597	932	775	1,000	301	500	0.0%	
CAO Other Travel	351	1,438	205	150	849	200	0.0%	Parking expense
<b>Total Administrative</b>	<b>484,618</b>	<b>608,780</b>	<b>613,917</b>	<b>751,116</b>	<b>502,107</b>	<b>709,249</b>	<b>16.9%</b>	

Police Protection								
RCMP Contract	190,015	196,801	213,911	227,815	171,137	240,815	5.7%	\$228,182 + increase 6%, may be as low as 3%, information will be available in Feb'26
Police Protection - Other	807	932	1,093	1,000	1,285	1,300	0.0%	DNA Service
<b>Total Police Protection</b>	<b>190,822</b>	<b>197,733</b>	<b>215,004</b>	<b>228,815</b>	<b>172,422</b>	<b>242,115</b>	<b>5.8%</b>	

Fire Protection								
Hydrant	188,598	188,598	188,598	188,598	188,598	188,598	4.5%	based on Jan 2024-2027 Rate Study by Isnor Consulting
Fire Dispatch Service	3,937	4,077	3,083	4,102	3,094	4,248	0.1%	\$354 Monthly
<b>Total Fire Protection</b>	<b>192,535</b>	<b>192,675</b>	<b>191,681</b>	<b>192,700</b>	<b>191,692</b>	<b>192,846</b>	<b>4.6%</b>	

Protective Other								
Crosswalk Guards	9,625	10,233	6,092	10,000	9,560	11,200	0.3%	1 crosswalk guard, includes mandatory wage increases Apr 1/26 and Oct 1/26
Crosswalk Federal Benefits	214	234	166	350	122	350	0.0%	
Emergency Dispatch Services	3,599	4,587	8,506	10,617	11,794	10,765	0.3%	EMO Plan
Dog Control	11,627	12,000	12,000	3,000	3,000	6,000	0.1%	SPCA contract \$1500/call out up to 3 hrs, additional hrs /\$250/hr + mileage
Colchester Ground S & R	7,500	7,500	7,500	11,000	11,000	11,000	0.3%	Standing Cost
Prosecution Services	0	38	771	500		500	0.0%	Fine Service Fees
<b>Total Protective Other</b>	<b>32,565</b>	<b>34,592</b>	<b>35,035</b>	<b>35,467</b>	<b>35,476</b>	<b>39,815</b>	<b>1.1%</b>	

Transportation & Public Works								
Public Works Wages	173,990	203,370	225,261	161,948	189,779	144,808	3.4%	2 FT roles + 1 FTshared role =\$19,267
Public Works Temp Wages	52,002	19,941	5,529	26,112	18,476	15,000	0.4%	1 seasonal PT role + 1 On call=\$5000
Public Works Federal Benefits	16,781	16,176	16,613	15,137	19,299	22,725	0.5%	payroll calc sheet
Public Works Pension	13,086	16,094	13,833	17,101	17,133	14,431	0.3%	payroll calc sheet
Public Works Medical	3,516	4,845	4,182	5,000	3,854	5,000	0.1%	
Staff Training	691	1,787	2,171	3,000	790	2,000	0.0%	Safety Training required to meet compliance regulations

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	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
Garage - Telephone	2,178	447	692	500	1,477	1,500	0.0%	
Garage - Lights	278	0	629	500	1,198	1,500	0.0%	
Garage - Heat	4,111	2,339	4,806	5,000	509	1,255	0.0%	based on actual useage + 6% increase
Equipment O & M	13,642	15,527	14,359	20,500	1,322	20,000	0.5%	includes \$10,000 reapiers to kubota, \$4000 generagor repair and regular equipment maintenance
P.W. Buildings O. & M.	6,882	7,837	2,383	18,000	17,554	10,000	0.2%	includes seacans for storage
Equipment Fuel	25,290	39,130	19,672	20,000	4,731	6,100	0.1%	based on historical consumption
Shop Tools & Equipment	7,770	15,696	3,798	10,000	619	3,050	0.1%	small tools
Materials and Supplies- General	7,517	5,593	3,066	5,000	6,944	7,000	0.2%	materials required for misc repairs to buildings, consumables, boots and town apparel
Garbage Collection	2,291	0	1,687	3,000	2,892	5,023	0.1%	increase cost and tipping fees
Auto Fleet/Liability Insurance	19,357	19,863	20,729	12,453	12,453	12,827	0.3%	3% increase
Snow & Ice	28,768	42,463	67,499	62,000	5,055	47,000	1.1%	500MT salt 68.62/MT plus trucking @ \$25/MT =\$93.62/MT
Calcium Chloride	4,901	5,635	5,644	6,000	5,750	7,000	0.2%	1 treatment
Vehicle O&M	1,749	1,119	843	2,000	10,048	10,000	0.2%	Includes reapiers, regular maintenance, licence and registrations
Drainage Ditches	3,774	13,707	2,066	12,000	4,071	6,000	0.1%	various drainage ditches, priority to be determined by Town staff
Street Lights	24,894	30,645	30,878	33,000	27,077	34,980	0.8%	based on actual usage + 6% increase
Traffic Light	186	581	508	750	193	795	0.0%	based on actual usage + 6% increase
X walk Light	360	0	5,772	6,000	499	1,200	0.0%	based on actual usage + 6% increase = Hwy 2
Roadway O & M	69,237	27,106	32,061	27,000	6,039	15,000	0.4%	patching/line painting, priority to be determined by Town staff
Gravel Roads O & M	0	0	0	10,000	2,460	8,000	0.2%	repair to gravel roads and CC/FD parking lot
<b>Total Transportation &amp; Public Works</b>	<b>529,026</b>	<b>510,010</b>	<b>484,680</b>	<b>482,000</b>	<b>360,221</b>	<b>402,192</b>	<b>9.6%</b>	

<b>Environmental Health</b>								
PW-Sewer Wages	20,049	21,904	18,394	14,899	19,779	29,414	0.7%	2 FT roles + 1 FTshared role-\$8014
PW-Sewer Federal Benefits	1,568	1,752	1,409	1,090	2,316	2,527	0.1%	based on payroll calculation sheet
PW-Sewer Pension	1,318	1,773	1,422	1,111	1,439	1,600	0.0%	based on payroll calculation sheet
PW-Sewer Medical	767	815	679	576	649	700	0.0%	based on payroll calculation sheet
Sewer - Treatment Plant Power	22,185	25,678	30,883	27,000	25,241	32,683	0.8%	based on actual usage + 6% increase
Insurance Premium-Environmental	2,841	3,182	3,251	2,514	2,601	2,757	0.1%	3% increase
Mains and Laterals O & M	8,554	2,855	5,618	7,000	39	3,500	0.1%	Maintenance As required
Sewer Main Flushing	0	0	0	5,000	0	2,000	0.0%	Maintenance As required
Testing	2,754	1,356	9,191	8,000	5,203	8,000	0.2%	based on current cost
Sewer Lift Station..Power	9,286	11,640	9,040	10,000	5,161	8,480	0.2%	based on current usage =6% increase
Sewer Lift Station O & M	19,370	31,937	24,728	75,000	9,589	10,000	0.2%	general repairs
Sewer - Treatment Plant O & M	43	3,749	5,405	10,000	2,581	5,000	0.1%	ballasts, bulbs,
Garbage Collection Contract-Town	108,209	134,634	151,601	190,000	107,194	182,900	4.3%	Cost- \$135,175 + tipping over limit fee, est \$47, 725 = \$182,900/ \$ 15,241 mth (contract ends Oct 2028)
<b>Total Environmental Health</b>	<b>196,944</b>	<b>241,275</b>	<b>261,621</b>	<b>352,190</b>	<b>181,792</b>	<b>289,561</b>	<b>6.9%</b>	

Dec 31/25

Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %
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Planning & Development								
Planning & Zoning	53,129	16,970	39,951	80,000	62,381	90,000	2.1%	New planning agreement in progress
Engineering	0	0	178,978		11,464	0	0.0%	Engineering Services is moved to corresponding Capital Project
Business Committee						3,500	0.1%	Erin to supply details
TC PEP	9,057	8,485	9,574	13,445	13,446	13,445	0.3%	Truro Colchester Economic Development
<b>Total Planning &amp; Development</b>	<b>101,057</b>	<b>67,960</b>	<b>228,503</b>	<b>93,445</b>	<b>87,291</b>	<b>106,945</b>	<b>2.5%</b>	

Recreation & Culture								
Recreation Wages	89,927	111,910	109,861	116,730	101,130	140,553	3.3%	\$ 25,000 PNS funding for MPAL, reduces cost to \$115553
Recreation Temp Wages(Summer)	20,244	20,179	59,118	18,785	33,530	29,117	0.7%	Summer Staff, Lil kids summer staff
Recreation Mileage	867	771	991	1,000	1,233	1,500	0.0%	travel for training, conferences and meetings
Recreation Other Travel	0	2,656	0	2,000	1,118	500	0.0%	parking, misc
Recreation Federal Benefits	8,360	9,791	11,651	9,335	9,499	9,943	0.2%	payroll calc sheet
Recreation Pension	6,782	7,707	10,005	9,805	8,282	12,122	0.3%	payroll calc sheet
Recreation Medical	3,816	6,740	5,629	5,000	3,270	5,808	0.1%	payroll calc sheet
Recreation Program Wages	16,493	29,199	36,332	2,000	1,400	2,844	0.1%	Sport Leaders
Rec Students Federal Benefits	906	1,506	2,260	5,353	2,959	2,364	0.1%	payroll calculation sheet
Staff Training	1,933	90	1,057	1,000	1,237	4,500	0.1%	Rec NS, MPAL(2 per Yr), grant writing support staff training, 3 education courses for Director of Rec.
Insurance Premium-Parks & Rec	3,973	4,485	4,664	4,825	4,825	4,970	0.1%	minimal bottom line increase-in process
Development Promotions	17,715	1,052	3,096	2,000	1,849	1,000	0.0%	
Special Projects	15,703	89,068	32,561	15,500	19,162	9,600	0.2%	refreshments public events (50/event) = \$ 1000, carpet ball, playfinder registration, Fridge CC
Program Supplies/Equipment	7,936	13,020	15,838	11,000	8,377	14,000	0.3%	Equipment-summer/Day camps, Balls, mats, craft supplies,slip & slide, pickle ball, fitness instructor,
After School Care	0	0	10,986	66,198	50,010	58,335	1.4%	ASP Wages \$ 50335, Equipment, Snacks & misc supplies (paints, art & craft supplies)=\$8000- reveue + \$4000 CCRCE Grant= Surplus \$1835
Power	1,753	2,740	2,302	2,500	1,129	1,518	0.0%	6% increase
Parks & Grounds	10,738		10,738	7,000	3,415	22,661	0.5%	\$2000, pavement "Bowling" in Dennis Park, vandalism or weather damage, 2 benches \$800, restructure canteen for changing room & equip rental \$2000, maintenance on canteens, basketball backboard, soccer
Canteen - Maintenance & Equip	6,424	330	181	4,000	545	2,000	0.0%	Dennis Park window, plant change room,
Ballfields	9,955	10,117	9,702	6,000	5,763	11,416	0.3%	AED (required)\$2000, Topsoil \$2400, Sod \$2000, bathroom necessaary repairs \$2000, bleachers & benches \$3000, power \$1316-Revenue \$1600
Trails	3,000	4,536	3,000	3,000	1,099	7,500	0.2%	Rec'd \$1000 from TCT for annual maintenance - duties assumed by MPAL leader (salary included in recreation wages, Disc Golf (steps,teebox) \$4000, rental equipment \$3500, topsoil/Pea gravel
Cenitaph Maintenance	323	467	1,325	1,000	1,167	1,100	0.0%	\$1000 annually towards maintenance, wreath purchase
Splash Pad Operational Costs	3,582	3,852	2,270	5,000	556	4,297	0.1%	Includes \$997 for water useage, \$200 ehaust fan
CC-Custodial	4,887	10,101	7,827	12,000	6,280	8,500	0.2%	based on current contract
CC-Kitchen - Propane	236	290	345	11,000	12,082	3,802	0.1%	based on historical usage
CC-Telephone	2,105	2,945	297	1,000	301	330	0.0%	based on historical usage

Dec 31/25

	Actual	Actual	Actual	Budget	Actual YTD	Budget	Budget %	
CC-Power	9,488	13,994	16,263	13,000	11,792	18,389	0.4%	based on actual Sq Ft & usage - 36.4% FD \$6693 'Included
CC-Heating Fuel	14,599	5,862	8,684	18,000	7,450	8,752	0.2%	based on actual Sq Ft & usage - 36.4% FD =\$3185
CC-Water Usage	933	2,614	0	2,000	983	1,500	0.0%	based on actual usage
CC-Maint. and Cleaning Supplies	9,567	6,022	13,798	14,000	5,910	17,000	0.4%	cleaning & repairs to stage/kitchen, painting, ceiling tile replacement, sanding stage,regualr repairs
Library	6,127	3,080	12,849	15,000	10,466	15,000	0.4%	Library Support \$10,500 + Town also pays operational cost of heat, lights, phone,garbage removal,snow clearing
Down Town Decorating	6,223	6,488	8,079	8,000	7,121	8,000	0.2%	Flowers & baskets, wreaths, lights- (\$ 6800)
Rec Committee	15,338	18,771	19,778	20,900	19,721	22,400	0.5%	Based on Rec Committee recommendations- ei. Town Days-\$18,000, Senior Social (7)-\$1400, Pancake Day-\$250, Easter Egg hunt- \$1000, Halloween-\$250, End of School Bash-\$500, Stewiacke Christmas-\$1000
Tourism-VIC	4,000	4,000	4,000	4,000	4,350	4,000	0.1%	Stewiacke Tourism Committee
Regional Accessibility & EDIA	0	0	7,694	1,500	1,021	4,000	0.1%	regional accessibility plan for unexpected needs, and or ad hoc committee needs.
<b>Total Recreation &amp; Culture</b>	<b>303,933</b>	<b>394,383</b>	<b>433,181</b>	<b>419,431</b>	<b>349,032</b>	<b>459,321</b>	<b>10.9%</b>	

F26 vs F27 Direct Operational Expense Only				
F26	2,666,178	F27	2,533,955	5% Reduction in Operational Expense

Fiscal Services								See Schedule "E" Long Term Debt
Assessment Costs	15,638	20,666	22,921	26,000	17,681	24,755	0.6%	2026 cost \$22,921 - 2027 - 8% increase= \$24,755 - future increases 2028 8%, 2029 4%
Bank Charges and Interest	8,042	7,714	8,012	8,000	8,866	10,322	0.2%	
Main Street Principal	37,500	37,500	37,500	37,500	37,500	0	0.0%	matured 2025
Main Street Interest	1,332	986	2,046	2,250	2,042	0	0.0%	
Joffre Street Refirb -Principal	26,250	26,250	26,250	26,250	35,000	35,000	0.8%	\$245,000 - 2018- 10 yr loan to May 2028
Joffre Street Refirb -Interest	5,198	4,432	3,761	3,462	2,247	1,705	0.0%	
Grader Principal	20,788	20,788	20,788	20,788	20,788	20,788	0.5%	Matures Oct 2031
Grader Interest	5,423	5,308	5,202	4,987	4,987	4,717	0.1%	
Solar Principal	13,285	13,285	13,285	13,285	10,885	11,121	0.3%	\$265,700 -Matures May 2032
Solar Interest	8,262	9,312	6,973	6,576	8,046	8,439	0.2%	
Riverside Principal						0	0.0%	0.00 repayment on principal in the first year of Debenture - Upgrades 2025
Riverside Interest						38,813	0.9%	Pending Debenture for Upgrades F2025
Transfer to/from Capital Res	25,000	71,130	210,666	181,551	181,148	210,308	5.0%	5% of tax revenue for transfer
Transfer To/From Operating Reserve	64,914	206,041	0	528,086	528,086	1,306,237	31.1%	Surplus - recommend transfer to operating Reserve/tax reduction
<b>Total Fiscal Services</b>	<b>231,632</b>	<b>423,412</b>	<b>357,404</b>	<b>966,850</b>	<b>857,276</b>	<b>1,672,205</b>	<b>39.8%</b>	

<b>Total Expenses</b>	<b>2,342,610</b>	<b>2,763,462</b>	<b>2,919,680</b>	<b>3,633,028</b>	<b>2,812,270</b>	<b>4,206,160</b>	<b>13.6% increase in overall budget</b>
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<b>SURPLUS/(DEFICIT)</b>	<b>(299,380)</b>	<b>(131,379)</b>	<b>(455,439)</b>	<b>0</b>	<b>820,758</b>	<b>0</b>
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**Town of Stewiacke**  
**Water Utility Operating Budget 2026/27**  
**DRAFT**

	Actuals 2023/24	Actual 2024/25	Budget 2025/26	Actual 2025/26	Budget 2026/27	Budget %	Notes
<b>REVENUE</b>							
Metered Base Rate	215,795	226,103	314,361	174,058	229,858	28.6%	based on total 729 sites
Metered Water Usage	306,568	306,984	235,253	233,642	306,642	38.2%	based on actual usage
Connection/Reconnection Fee	14,600	32,750	12,000	5,000	73,200	9.1%	based on 24 units x \$50 *previous sewer connections miscoded - 24 x \$3000=\$72,000 Development Fee
Public Fire Protection	141,449	188,598	188,598	188,598	188,598	23.5%	based on 2024-2027 rate study
Private Hydrant Rates	750	750	1,000	750	750	0.1%	2 locations High Tide, 1 location Chisholm Way
Miscellaneous-NSF fees	0	0	500	50	500	0.1%	
Interest	11,640	9,997	5,000	2,908	3,958	0.5%	
<b>Total Income</b>	<b>690,802</b>	<b>765,182</b>	<b>756,712</b>	<b>605,006</b>	<b>803,506</b>	<b>100.0%</b>	3.3 % decrease in Revenue from 2025/26

<b>EXPENSE</b>							
<b>Pumping</b>							
Water Haulers Fill Station	390	221	500	170		0.0%	closed
Booster Pump ... Power	792	807	2,100	452	893	0.1%	based on historical usage + 6% increase
Booster Pump O & M	0	0	10,000	3,485	7,000	0.9%	Refirbish or replacement pump
<b>Total Pumping</b>	<b>1,182</b>	<b>1,028</b>	<b>12,600</b>	<b>4,107</b>	<b>7,893</b>	<b>1.0%</b>	

<b>Water Treatment</b>							
Purification Supplies	56,612	54,702	65,000	30,515	55,000	6.8%	
Water Testing	11,900	37,257	35,000	19,164	38,000	4.7%	Monthly est. \$1,500 + Quarterly testing est \$20,000
Maintenance of Equipment	1,080	186	10,000	7,524	10,000	1.2%	
Treatment Plant - Security	452	474	1,050	259	519	0.1%	added security camera monitoring
Treatment Plant O & M	9,713	15,972	14,500	9,392	28,000	3.5%	general O&M and plant software updates, insulation and repairs
Sludge Removal	3,344	2,698	7,000	562	2,160	0.3%	

Plant Operator Wages	97,386	128,825	226,551	65,627	165,946	20.7%	2 operators = \$117,071 + Atl. Intergrated Water \$1385 x 12 months=\$16,620 + \$15,000 increase to contact services + 30% shared =\$17,255
Staff Training	312	2,254	5,000	2,328	2,500	0.3%	
Treatment Plant Power	31,394	36,743	32,000	19,139	33,740	4.2%	based on historical usage + 6% increase
Telephone	5,136	2,711	2,000	1,291	2,004	0.2%	based on historical usage
Plant Supplies	3,859	515	2,000	1,485	2,000	0.2%	consumables
Small Tools	0	573	200	555	650	0.1%	small tools
<b>Total Water Treatment</b>	<b>221,188</b>	<b>282,910</b>	<b>401,301</b>	<b>157,841</b>	<b>340,519</b>	<b>42.4%</b>	

<b>Transmission &amp; Distribution</b>							
Meters O & M (new meters)	18,880	14,062	21,000	7,646	7,500	0.9%	new meters
Mains O & M	18,257	33,882	20,000	1,581	15,000	1.9%	
Laterals O & M	977	5,449	7,700	0	5,000	0.6%	
Hydrant O & M	0	714	1,000	0	500	0.1%	
Vehicle Lease/Loan	4,353	0	0	0	0		No leases or loans
Vehicle O & M	165	1,770	1,000	223	2,000	0.2%	
Vehicle Fuel	5,311	7,709	5,000	7,279	7,700	1.0%	
<b>Total Transmission &amp; Distribution</b>	<b>47,943</b>	<b>63,586</b>	<b>58,700</b>	<b>16,729</b>	<b>37,700</b>	<b>7.8%</b>	

<b>Administrative &amp; General</b>							
Bank Charges and Interest			2,100	0		0.0%	
Payment Town General	60,774	81,032	84,273	84,273	87,644	10.9%	based on 2024/27 Water Rate Study
Auditors	1,465	3,115	5,000		4,500	0.6%	
Insurance	2,305	2,397	3,500	2,597	2,677	0.3%	minimal increase expected
Legal Services		0	1,500	0	5,000	0.6%	
Board of Public Utilities	1,690	1,740	2,000	0	2,000	0.2%	Bill for F26 will be issued in March'26
Miscellaneous	1,296	427	1,000	0	250	0.0%	
Uncollectible rates		0	1,000	0	500	0.1%	
<b>Total Administrative &amp; General</b>	<b>67,530</b>	<b>88,711</b>	<b>100,373</b>	<b>86,870</b>	<b>102,571</b>	<b>12.8%</b>	

<b>Depreciation</b>	<b>81,285</b>	<b>100,882</b>	<b>122,000</b>	<b>75,654</b>	<b>99,541</b>	<b>12.4%</b>	Mandatory Transfer to Water Utility Depreciation Fund - Actual -
<b>Taxes</b>	<b>33,191</b>	<b>33,190</b>	<b>34,000</b>	<b>34,000</b>	<b>34,000</b>	<b>4.2%</b>	Estimate based on WU portion of Riverside Ave project =
							Estimate based on history

<b>Non Operating Expenditures</b>							
Debt Charges (Ph I , II & III) Kitchen	55,685	55,686	27,500	0	0	0.0%	
Inter Charges (Ph I, II & III)	6,246	8,790	8,150	0	0	0.0%	
Debt Charges (Joffre)	8,750	8,750	8,750	0	0	0.0%	
Inter Charges (Joffre)	830	1,255	988	0	0	0.0%	
Transfer to WU Capital Fund	0	0		0	161,282	20.1%	Staff Recommend Permanent transfer to WU Infrastructure fund
Studies/On site inspections	10,000	5,000	0	11,464	20,000	2.5%	Water Rate Study and on site inspections
<b>Total Non Operating Expenditures</b>	<b>81,510</b>	<b>79,481</b>	<b>201,388</b>	<b>11,464</b>	<b>181,282</b>	<b>22.6%</b>	

<b>Total Expense</b>	<b>533,829</b>	<b>649,788</b>	<b>774,362</b>	<b>386,665</b>	<b>803,506</b>	
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<b>NET SURPLUS(DEFICIT)</b>	<b>156,972</b>	<b>115,394</b>	<b>-17,650</b>	<b>218,341</b>	<b>0.00</b>	<b>0.0%</b>
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**Town of Stewiacke**  
**3 Yr General Capital Budget F2026-F29- DRAFT**

<b>Carry Forward 2025/26</b>			
Funded-not started	PW-Shed Repairs - Joffre St	15,000	
Unfunded Projects moved to 2026/27	PW-Cross Culvert - Main St West	35,000	
	PW-Cross Culvert - Sherbrooke St	25,000	
<b>2026/27</b>	PW-Paving Program	100,000	
	PW-Cab for Kubota	7,000	
	PW- Garage Repairs	56,000	
	** Town Hall & Library Necessary Repairs		800,000
	** Town Hall & Library Accessibility Upgrades		239,500
	PW Building - Upgrades required to meet compliance	100,000	
	** Town Hall & Library Buy/Build	2,000,000	
	REC- Community Centre Water Line Repairs	10,000	
	<b>2026/27 Total</b>	<b>2,333,000</b>	<b>1,422,500</b>
	<b>Town Hall &amp; Library Options</b>		
**	Necessary Repairs - Total General Capital 2026/27 =\$1,422,500		
**	Buy/Build Option - Total General Capital 2026/27=\$2,333,000		
	Budget impact for Town Hall/Library Options	\$910,500	
<b>2027/28</b>	PW - Paving Program	100,000	
	PW - Dump Truck	250,000	
	REC -Trail resurfacing/upgrade (JC&RC)	150,000	
	REC - Shade Structure Dennis Park	40,000	
	<b>2027/28 Total</b>	<b>540,000</b>	
<b>2028/29</b>	PW-Paving Program	100,000	
	PW-Back Hoe	250,000	
	PW- Kubota	25,000	
	REC-Gym/Fitness Centre	300,000	
	REC Ballfield Lights & Expansion	200,000	
	REC -Pump Track	60,000	
	<b>2028/29 Total</b>	<b>935,000</b>	

**Town of Stewiacke  
Water Utility  
3 Yr Capital Budget F27-F29- DRAFT**

<u>Year</u>	<u>Description of Project</u>	<u>Cost of Project</u>
Carry Forward 2025/26		
Funded -In Progress	Waste Water Refirbishment	\$5,000,000 MCGP grant
Funded-Not Started	Lewis Street	\$667,058 CCFB (formerly gas Tax)
Unfunded Project	Pleasant Hill	\$975,016 Apply for GRID Funging GRID Funding 50%
	<b>2025/26 Total Carry Forward</b>	<b><u>\$975,016</u></b>
<b>2026/27</b>	New Water Treatment Plant Planning & Design Phase	\$3,277,500 GRID 50% - Application Submitted
	<b>2026/27 Total</b>	<b><u>\$3,277,500</u></b>
<b>2027/28</b>	New Water Treatment Plant Site Preparation & Construction	\$10,000,000 ICIP Funding - application pending
	<b>2027/28 Total</b>	<b><u>\$10,000,000</u></b>
<b>2028/2029</b>	New Water Treatment Plant Contruccion Continued Start Testing Systems	\$11,722,500 ICIP Funding - application pending
	<b>2028/29 Total</b>	<b><u>\$11,722,500</u></b>

Total Estimated Cost of new Water Treatment Plant \$25,000,000

On average, in Nova Scotia a water treatment plant can take anywhere from 18 months - 3+ years to construct depending on scale

Unforeseen circumstances that may or may not affect the WTP construction time line include, permitting delays, funding approvals, weather conditions, unforeseen site preparation issues, sub trade delays and supply chain issues.

**Town of Stewiacke**  
**3 Yr Capital Budget Funding Analysis**  
with Town Hall & Library Upgrades including Accessibility- DRAFT

Carry Forward 2025-26		PROJECT COST	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
<b>Opening Balance</b>			788,634	200,341	154,887	-24,148						15,011	111,214	0	199,518
WU - Lewis Street		667,058	-667,058					-487,508							
WU - Pleasant Hill -GRID Funding 50%		975,016		-487,508											
PW - Waste Water Refurb		5,000,000		-2,500,000				-2,500,000							
REC - Shed Repairs-Joffre St		15,000				-15,000									
Transfers In /Out (Debtenture Riverside \$2,468,390)				3,178,027											
Interest			45,700	195,215	46,345	92,148	45,000								
<b>Carry Forward Capital Project Total 2025/26</b>		<b>7,025,474</b>	<b>167,276</b>	<b>471,075</b>	<b>201,232</b>	<b>0</b>	<b>0</b>	<b>-2,987,508</b>	<b>0</b>		<b>-2,987,508</b>	<b>15,011</b>	<b>111,214</b>	<b>0</b>	<b>199,518</b>
<b>Total Reserves</b>			<b>839,583</b>										<b>310,731</b>		

2026-27		PROJECT COST	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
<b>Opening Balance</b>			167,276	471,075	201,232					310,731		15,011	111,214	0	199,518
WU-New Water Treatment Plant- Design Phase		3,277,500		-1,638,750				-1,638,750							
PW - Cross Culvert - Main St West-moved from F26		35,000		-35,000											
PW - Cross Culvert - Sherbrooke St-moved from F26		25,000		-25,000											
PW - Paving Program		100,000	-100,000												
PW - Cab for Kubota		7,000			-7,000										
PW- Garage -New Furnance \$12,000, Remove & install diesel fuel tank and concrete pad/walls \$9,000,metal siding on northeast side of garage \$2500, lighting \$600, & storage shed \$ 4000		56,000		-56,000											
Town Hall & Library Buy/Build , includes Accessibility Upgrades		2,000,000		-1,000,000				-1,000,000							
PW Building Upgrades to meet compliance		100,000		-100,000											
REC-Community Centre -water line replacement, includes jackhammer flooring & drywall, replacements		10,000			-10,000								161,282		99,541
Transfers In /Out /(Debtenture TH/Library)				3,500,000											
Interest			50,000	126,000	30,000										
<b>Capital Project Total 2026-27</b>		<b>5,660,500</b>	<b>117,276</b>	<b>1,242,325</b>	<b>214,232</b>	<b>0</b>	<b>0</b>	<b>-2,638,750</b>	<b>0</b>		<b>-2,638,750</b>	<b>15,011</b>	<b>571,554</b>	<b>0</b>	<b>299,059</b>
<b>Total Reserves</b>			<b>1,573,833</b>										<b>870,613</b>		

2027-28		PROJECT COST	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
<b>Opening Balance</b>			117,276	1,242,325	214,232	0				571,554		15,011	571,554	0	299,059
Wu-New Water Treatment Plant Construction Phase		10,000,000		-2,733,000			-4,000,000	-3,333,000							
PW - Paving Program		100,000	-100,000						-250,000						
PW - Dump Truck		250,000													
REC -Trail Resurfacing/upgrades (JC&RC)		150,000		-75,000				-75,000							
REC - Shade Structure Dennis Park		40,000		-40,000											
Transfers In /Out /Surplus transfer to Reserve + cost recovery on the WTP- \$1m est amt is variable				2,500,000									130000		99000
Interest			50,000	75,000	30,000										
<b>Capital Project Total 2027/28</b>		<b>10,540,000</b>	<b>67,276</b>	<b>969,325</b>	<b>244,232</b>	<b>0</b>	<b>-4,000,000</b>	<b>-3,408,000</b>	<b>-250,000</b>		<b>-7,658,000</b>	<b>15,011</b>	<b>800,554</b>	<b>0</b>	<b>398,059</b>
<b>Total Reserves</b>			<b>1,280,833</b>										<b>1,198,613</b>		

2028-29		PROJECT COST	Gas Tax	Capital Reserve	Operating Reserve	Municipal Operations	Other Fed. Funding	Other Prov. Funding	Long Term Debt	WU funds	Total External Funding	EC. Dev. Fund	WUC fund	Operating Surplus	WU Dep'n
<b>Opening Balance</b>			67,276	969,325	244,232	0				800,554		15,011	800,554	0	398,059
WU-New Water Treatment Plant, Phase 3 Construction con't & System Testing, estimated construction completed late F29- early F30		11,722,500		-3,203,759			-4,689,000	-3,907,109							
Paving Program		100,000	-100,000						-250,000						
PW Back Hoe		250,000													
PW Kubota		25,000													
REC Gym/Fitness Centre		300,000						-150,000	-150,000						
REC - Ballfield Light/Expansion		200,000							-200,000						
REC Pump Track		60,000		-60,000											
Transfers In /Out /Surplus transfer to Reserve + cost recovery on the WTP- \$1m est amt is variable				2,500,000									130000		99,000
Interest															
<b>Capital Project Total 2028/29</b>		<b>12,657,500</b>	<b>-32,724</b>	<b>205,566</b>	<b>244,232</b>	<b>0</b>	<b>-4,689,000</b>	<b>-4,057,109</b>	<b>-600,000</b>		<b>-9,346,109</b>	<b>15,011</b>	<b>1,029,554</b>	<b>0</b>	<b>497,059</b>
<b>Total Reserves</b>			<b>417,074</b>										<b>1,526,613</b>		



## Property Assessment & Market Overview

Schedule "A"

TOWN OF STEWIACKE

Assessment Year: 2026

Report Run Date: Dec 11, 2025 9:01:25 AM  
Data Current To: Dec 5, 2025 2:36:05 AM

### Properties and Assessment Overview:

	Filed Year: 2026	Filed Year: 2025	Change \$	Change %
All Residential Assessed Value	\$250,417,800	\$214,062,700	\$36,355,100	16.98%
Total Residential Taxable Assessed Value	\$176,660,800	\$153,519,800	\$23,141,000	15.07%
Total Residential Taxable Assessed Value not eligible for the CAP	\$63,401,300	\$52,696,200	\$10,705,100	20.31%
Total Residential Taxable Assessed Value eligible for the CAP	\$113,259,500	\$100,823,600	\$12,435,900	12.33%
Total Resource Taxable Assessed Value	\$1,718,800	\$1,565,800	\$153,000	9.77%
Total Residential Exempt Assessed Value	\$2,967,400	\$2,880,900	\$86,500	3.00%
All Commercial Assessed Value	\$33,176,800	\$31,363,600	\$1,813,200	5.78%
Total Commercial Taxable Assessed Value	\$22,005,700	\$20,225,000	\$1,780,700	8.80%
Total Commercial Exempt Assessed Value	\$11,171,100	\$11,138,600	\$32,500	0.29%

**Assessed Value** reflects market value as of a specific point in time (base date).  
**Taxable Assessed Value** is used to calculate property taxes and includes eligible **Capped Assessments**.

## Commerical Rebate 10 Yr Program Cost Analysis

<b>Rebate Year</b>	<b>Rebate Cost</b>	<b>Tax Revenue</b>	<b>Surplus (Deficit)</b>
2026	\$80,975.64	\$759,196	\$678,220
2027	\$66,647.10	\$804,748	\$738,101
2028	\$58,960.85	\$853,033	\$794,072
2029	\$43,571.43	\$904,215	\$860,643
2030	\$27,677.97	\$958,467	\$930,789
2031	\$18,966.72	\$1,015,976	\$997,009
2032	\$10,047.44	\$1,076,934	\$1,066,887
2033	\$1,128.15	\$1,141,550	\$1,140,422
2034	\$416.07	\$1,210,043	\$1,209,627
2035	\$208.04	\$1,282,646	\$1,282,438

\* Based on current enrollment total of four (4).

**Town of Stewiacke**  
**SCHEDULE "C" - Residential Property Tax Rate Reduction /Increase Scenerio's**

\*A reduction or increase in tax revenue helps determine the Town's contributions to it's capital reserve funds, which in turn determine's Town's ability to financially support current and future capital infrastrucure needs.

**Budget 2026/27**

CURRENT TAX SCENERIO #1		
No Rate Change		
<b>Residential 1.58</b>	<b>Average Assessed Value</b>	<b>\$5,028.00</b>
	\$318,233	
Property Tax Revenue	\$2,791,241	
Transfer to Reserves	\$1,516,545	
<b>Tax (Reduction)Recovery</b>	<b>\$0</b>	
<b>Average Residential No Change = \$0.00 based on 836 units</b>		
Commerical Reduction = \$0.00		

TAX REDUCTION SCENERIO #2			
.01 Residential Rate Reduction			
<b>Average Assessed Value</b>			
<b>Residential 1.57</b>	\$318,233	\$4,996.26	
Property Tax Revenue	\$2,773,575		
Transfer to Reserves	\$1,477,660		
<b>Tax (Reduction)Recovery</b>	<b>(\$17,666)</b>		
<b>Average Annual Residential Tax Reduction = \$21.13 based on 836 units</b>			
Commerical Reduction = \$0.00			

TAX INCREASE SCENERIO #4			
.01 Residential Rate Increase			
<b>Rate Change</b>		<b>Average Assessed Value</b>	
Residential 1.59%	\$318,233	\$5,059.90	
Property Tax Revenue	\$2,808,907		
Transfer to Reserves	\$1,477,660		
<b>Tax (Reduction)Recovery</b>	<b>\$17,666</b>		
<b>Average Residential Tax Increase = \$21.13 based on 836 units</b>			
Commerical Reduction = \$0.00			

Long Term Debit

Schedule "E"

Town of Stewiacke  
Principal & Interest  
Repayments

Town of Stewiacke  
Principal & Interest Repayments  
(Cumulative P&I Repayments)

Fiscal Year	#38-A-1 2.761-3.300% (May 30/28)			#41-A-1 0.500-2.259% (Oct 22/31)			#42-A-1 2.575-3.782% (May 17/32)			Pending Debenture for Riverside **For Illustration Purposes Only				Fiscal Year	Principal Repayment	Interest Repayment	Total Repayment	Princ Balance Outstanding
	Principal Repayment	Interest Repayment	Interest Rate	Principal Repayment	Interest Repayment	Interest Rate	Principal Repayment	Interest Repayment	Interest Rate	Principal Repayment	Interest Repayment	Total Repayment	Interest Rate					
2022-2023	35,000	7,032.90	2.761%	20,788	5,468.58	0.500%	0	4,764.52	n/a					2022-2023	169,473	31,667.46	201,140.46	1,128,096
2023-2024	35,000	6,045.02	2.884%	20,788	5,364.64	0.775%	10,827	9,389.64	2.575%					2023-2024	159,800	32,606.16	192,406.16	968,296
2024-2025	35,000	5,016.81	2.992%	20,788	5,203.54	1.041%	10,885	9,091.97	2.908%					2024-2025	297,357	28,775.98	326,132.98	670,939
2025-2026	35,000	3,951.41	3.097%	20,788	4,987.14	1.300%	10,950	8,762.72	3.123%					2025-2026	104,238	17,933.96	122,171.96	566,701
<b>2026-2027</b>	<b>35,000</b>	<b>1,705.00</b>	<b>3.184%</b>	<b>20,788</b>	<b>4,716.90</b>	<b>1.489%</b>	<b>11,121</b>	<b>8,413.69</b>	<b>3.202%</b>					<b>2026-2027</b>	<b>66,909</b>	<b>53,648.62</b>	<b>120,557.62</b>	<b>2,968,186</b>
2027-2028	35,000	1,725.06	3.259%	20,788	4,407.36	1.664%	11,199	8,051.42	3.290%	246,839.00	74,527.00	321,366.00	2.511%	2027-2028	313,826	88,710.84	402,536.84	2,654,360
2028-2029	35,000	577.41	3.300%	20,788	4,061.44	1.856%	11,383	7,674.66	3.383%	246,839.00	68,217.80	315,056.80	2.601%	2028-2029	314,010	80,531.31	394,541.31	2,340,350
2029-2030	0	0.00	n/a	20,788	3,675.62	1.996%	11,575	7,278.40	3.520%	246,839.00	61,621.03	308,460.03	2.744%	2029-2030	526,041	140,792.85	666,833.85	1,814,309
2030-2031	0	0.00	n/a	20,788	3,260.70	2.132%	11,874	6,859.11	3.631%	246,839.00	47,366.00	294,205.00	2.883%	2030-2031	279,501	57,485.81	336,986.81	1,534,808
2031-2032	0	0.00	n/a	124,723	2,817.50	2.259%	12,080	6,419.34	3.712%	246,839.00	39,659.00	286,498.00	3.204%	2031-2032	383,642	48,895.84	432,537.84	1,151,166
2032-2033	0	0.00	n/a	0	0.00	n/a	163,806	3,097.57	3.782%	246,839.00	31,566.00	278,405.00	2.883%	2032-2033	410,645	34,663.57	445,308.57	740,521
-Totals	245,000	26,053.61		311,815	43,963.42		265,700	79,803.04		** Years 2034 - 2036 to be added upon signed deal				Totals	3,025,442	615,712.40	3,641,154.40	
	Joffre Street Refurbishment			Grader (Balloon in year 10)			Solar for Communities								=====	=====	=====	