



Township of Southwold
Drinking Water Quality Management System
Financial Plan 055-302
O. Reg. 453/07



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1. Introduction

In 2007, as part of the Municipal Drinking Water Licensing Program, the Ministry of Environment (MOE) released Ontario Regulation 453/07 (O.Reg. 453/07) that requires the preparation of a Financial Plan for all municipal drinking water systems. The information contained within this document is intended to act as a guide for Council and staff in establishing water rates and associated water system infrastructure capital and operating budgets. This document will continue to be regularly reviewed and updated, and be used to prepare this Financial Plan required as part of the Municipal Drinking Water Licensing Program.

1.1 Municipal Drinking Water Licensing Program

As a result of Justice Dennis O'Connor's Report of the Walkerton Inquiry, and the passing of Ontario's Safe Drinking Water Act, 2002 (SDWA), the Province has introduced and is implementing a new Municipal Drinking Water Licensing Program. In order to be issued a licence, the Ministry has established the following licensing requirements:

- (1) A Drinking Water Works Permit (DWWP)
 - A permit to establish or alter a drinking water system.
 - A DWWP together with a licence will replace the certificates of approval.
- (2) An Accepted Operational Plan
 - The Operational Plan is based on the Drinking Water Quality Management Standard (DWQMS).
 - The Operational Plan will document an Operating Authority's Quality Management System (QMS).
- (3) Accreditation of the operating Authority
 - A third-party audit of an Operating Authority's Quality Management System (QMS) will be the basis for accreditation.
- (4) A Financial Plan
 - As required under the Financial Plans Regulation, O.Reg. 453/07.
- (5) A Permit to take Water (PTTW) – A valid PTTW is required to be in place.
- (6) Director Satisfaction



- Before a licence is issued, the Director appointed under the Safe Drinking Water Act, 2002 (SDWA) must be satisfied that the system will be operated in accordance with the requirements under the SDWA and the proposed conditions of the licence.

1.2 Plan Area

The Corporation of the Township of Southwold is the Owner. The Municipality of Dutton Dunwich is the Accredited Operating Authority of the Southwold Water Distribution System (Main), Operational Plan Number 055-401A, and the City of St. Thomas – Environmental Service, Operations Division is the Accredited Operating Authority of the Southwold Water Distribution System (Lynhurst Area), Operational Plan Number 055-401B. The Southwold Water Distribution system services approximately 1318 properties, including industrial, commercial and institutional establishments. The Southwold Distribution System also provides water to 25 service connections, located north of the Green Lane Environmental Landfill Site, in the Municipality of Middlesex Centre.

The drinking water system is comprised of a distribution system which includes:

- approximately 149 km of distribution water main
- 215 hydrants
- 1318 Approximate Service connections
- 14 air release chambers
- 11 drain valve chambers
- 3 pressure release valve chambers
- 33 blow offs
- 4 auto flushers
- 3 interconnect control chambers

1.3 Plan Objective

As the owner, The Corporation of the Township of Southwold must prepare a Financial Plan for the Municipal Drinking Water System in order to meet the requirements of the municipal drinking water licence. The Financial Plan must be updated at a minimum of every five years but it is recommended that it be updated more frequently to reflect changes in operations, economic climate, financing costs, consumption and pricing.

1.4 Principles of Financially Sustainable Water & Sewage

Achieving financial sustainability in Ontario's municipal water and wastewater sector is a long-term provincial goal. The overall guiding principle in the development of



this Financial Plan is to ensure that both current operating needs and longer term infrastructure renewal planning is addressed.

1.4.1 Expected Achievements

Through the process of developing this Financial Plan, the Owner, being the Township of Southwold, set out to achieve the following:

- Financial viability;
- Provide safe drinking water;
- Enable the long-term plan for capital renewal to be realized;
- Achieve full cost recovery over the long-term; and
- Maintain current service levels.

2. Ontario Regulation 453/07 – Financial Plans

2.1 Background

On August 14, 2007, the Ontario Ministry of the Environment (MOE) filed Ontario Regulation 453/07 (O.Reg. 453/07), the Financial Plans Regulation, under the Safe Drinking Water Act (SDWA). This new regulation requires holders of a Drinking Water Licence to develop and implement a comprehensive Financial Plan that addresses long-term capital and operating costs for the municipal drinking water system over a set time frame.

Following the May 2000 contaminated water tragedy in Walkerton, Justice Dennis O'Connor released his Report of the Walkerton Inquiry, which set out strategies for preventing such a tragedy from reoccurring. In addition to the many recommendations made, including a recommendation that the provincial government require all owners of municipal water systems to obtain a licence for the operation of their drinking water systems, Justice O'Connor further recommended that the municipal owners be required to submit a Financial Plan as a condition of obtaining this licence.

Justice O'Connor explained that proper financial planning is a necessary component of providing safe drinking water because it helps to ensure that drinking water systems become self-financing and sustainable, and thus helps to ensure that systems have adequate funds to finance on-going operations costs, infrastructure repairs and upgrades as required. According to Justice O'Connor, sustainable financial planning entails two components: (1) a "full-cost accounting" of the water system, including the long-term infrastructure needs to determine the true cost of providing safe water; and (2) a "full-cost recovery" plan to determine how the municipality will raise the funds necessary to cover the full costs.



2.2 Requirements

The key points of Ontario Regulation (O.Reg.) 453/07, the Financial Plan Regulation, are described in the following subsections:

2.2.1 General Requirements

The following general requirements apply to both new and existing systems:

- The Financial Plan must include a statement that the financial impacts of the drinking water system has been considered;
- The Financial Plan shall be for a period of at least six years;
- The Financial Plan must be made available on request and without charge to members of the public that are served by the water system;
- The Financial Plan must be published on the internet, but only if the Owner maintains an internet website;
- The Owner must provide notice to the public of the availability of the Financial Plan in a manner that the Owner deems fit to bring the notice to the attention of the members of the public that are served by the water system;
- The Financial Plan must be approved by a council resolution that indicates that the drinking water system is financially viable;
- A copy of the Financial Plan, along with the resolution must be submitted to the Ministry of Municipal Affairs and Housing (MMAH); and
- The Financial Plan should be updated and approved prior to applying for a licence renewal (i.e. every five years). However, the Regulation does not prevent the Plan from being amended more regularly.

2.2.2 New System Requirements

In addition to the general requirements, each Financial Plan is required to document projected financial operating expenditures for each fiscal year that the plan is in effect. This information must be itemized by:

- Total revenues (water rates, user charges and other revenues);
- Total expenses (amortization expenses, interest expenses and other expenses); and
- Annual and accumulated surplus or deficit.



2.2.3 Existing System Requirements

For existing supply and distribution systems the Financial Plans must also include:

- Details of the system's projected financial position for each fiscal year, itemized by total financial assets, total liabilities, net debt, non-financial assets (tangible capital assets, tangible capital assets under construction, inventories of supplies, and prepaid expenses), changes in tangible capital assets (additions, donations, write downs, and disposals);
- Details of the system's projected cash flow; and
- Financial information relating to the replacement of lead service connections.

2.3 Approval Authority

Ontario Regulation 453/07 requires that the Financial Plan be formally approved by the Owner of the municipal drinking water system. In our situation, a resolution approving the proposed Financial Plan by Municipal Council is required. This resolution shall state that the drinking water system is financially sustainable. The regulation does not require Financial Plans to be approved by the Province; however, the Owner is required to submit a copy of the Financial Plan to the Ministry of Municipal Affairs and Housing (MMAH) for their records.

In addition, all Financial Plans must be made available to members of the public serviced by the drinking water system, as requested, at no charge. The Owner of the systems must also publish the Financial Plans on the internet, but only if the Owner maintains an internet website.

2.4 Updating Financial Plans

Owner of drinking water systems are required to update their financial plans prior to any renewal of their licence (i.e. every 5 years), and to provide a copy to the Ministry of Municipal Affairs and Housing (MMAH). Notwithstanding, the renewal timelines, owners are encouraged to update their Financial plans more frequently when substantial changes in process or operating procedure occur.

2.5 Ontario's Lead Action Plan

Ontario Regulations 453/07 also contains requirements for municipalities to include in their Financial Plans the costs associated with replacing lead service pipes that are part of the drinking water system. There are ductile lead pipes in the Southwold Water Distribution System (Lynhurst Area), the replacement of these pipes has been identified in our Asset Management Plan.



Future capital projects will include the replacement of these pipes based on age, priority and condition assessment.

3. Ministry of Environment Guidance Document

The Ministry of the Environment (MOE), in co-operation with the Ministry of Public Infrastructure and the Ministry of Municipal Affairs and Housing, developed a guidance document entitled “Toward Financially Sustainable Drinking Water and Wastewater Systems”, August 2007, to assist municipalities in preparing the Financial Plan. This document applies to wastewater systems as well; however, a Financial Plan for a wastewater system is encouraged and not mandatory. The intent of the guideline is to assist municipalities in meeting their regulatory obligations (i.e preparation of the Financial plan) as well as provide broad practical advice regarding financial planning for both drinking water systems and wastewater services by providing guidance on sustainable financial planning (i.e long-term capital planning, asset management, accounting practices and financial plan development).

The guideline makes it clear that the intent of the Financial Plans Regulation is to be flexible and adaptive to meet local applications. MOE acknowledges that Ontario municipalities have different circumstances, different approaches to finances and different starting points of their financial planning. Therefore, the province is taking a flexible, locally-driven and gradual approach to financial planning that can be tailored to meet local needs.

The guideline set out nine principles to help develop this Financial Plan:

- I. Ongoing public engagement and transparency can build support for, and confidence in the Financial Plans and their corresponding system(s).
- II. An integrated approach to planning among water, wastewater, and stormwater systems is encouraged considering the inherent relationship among these systems.
- III. Revenues collected for the provision of water and wastewater services should ultimately be used to meet the needs of those services.
- IV. Life-cycle planning with mid-course corrections is preferable to short-term planning or no planning at all.



- V. An asset management plan is key input to the development of a Financial Plan.
- VI. A sustainable level of revenue allows for reliable service that meets or exceeds environmental protection standards, while ensuring sufficient resources for future rehabilitation and replacement needs.
- VII. Ensuring users pay for the services they are provided with leads to equitable outcomes and can improve conservation. In general, metering and the use of rates can help ensure users pay for services received.
- VIII. Financial Plans are documents that require continuous updates and improvement. Improved planning for the future can be achieved by comparing the accuracy of financial projections with actual results.
- IX. Financial Plans can benefit from the close collaboration of various groups, including engineers, accountants, auditors, water department staff and municipal Council.

4. Municipal Drinking Water Licence

4.1 Drinking Water System Information

System Owner: The Corporation of the Township of Southwold

Licence Number: 055-101

Drinking Water System Name: Southwold Distribution System

4.1.1 Licence

Licence Issue Date: August 23, 2011

Licence Expiry Date: August 21, 2016

Application for Licence Renewal Date: February 20, 2016

4.1.2 Drinking Water Works Permit

System Owner: Corporation of the Township of Southwold

Licence Number: 055-201

Drinking Water System Name: Southwold Distribution System

The Southwold Distribution System was issued permit number 055-201 September 20, 2011.



4.1.3 Permits to Take Water (PTTW) Not applicable.

4.1.4 Financial Plan

The Financial Plan being developed for this drinking water system in accordance with O. Reg 453/07 shall be 055-302.

4.1.5 Accredited Operating Authority

The Municipality of Dutton Dunwich is the Accredited Operating Authority of the Southwold Water Distribution System (Main), Operational Plan Number 055-401A, and the City of St. Thomas – Environmental Service, Operations Division is the Accredited Operating Authority of the Southwold Water Distribution System (Lynhurst Area). The Township of Southwold is committed to providing safe drinking water in the short-term and long-term. The Municipality's Operational Plans include day to day operations maintaining and administering the drinking water system.

5. Operating Plan

5.1 Operating Expenditures

Operating expenses can be generally defined as recurring expenses associated with providing a service. They are straightforward and are typically expenses that need to be made to keep the operation running on a day to day basis. In general, operating expenses are easily identifiable, measurable, and can be readily verified (or audited) as they are based on actual cash expenses and liabilities. As this plan extends over many fiscal years, operating expenditures must be projected based on estimation of service costs over time.

The following parameters are considered in estimating future expenditures:

- Future customer demands
- Projected repair and maintenance costs

5.2 Capital Expenditures

The Southwold Distribution System for the Township of Southwold provides safe drinking water to the Township of Southwold's residential, industrial, and commercial customers. Council is committed to continual improvement and upgrading of infrastructure.

5.3 Debt Management



At this time the Township of Southwold carries \$253,661 of debt (2015 unaudited ending balance) regarding the Southwold Distribution System. All debt is recoverable from general tax revenue user charges and will be recovered by 2019.

5.4 Total Cash Expenditures

The Township of Southwold's cash expenditures include operating and capital expenses.

6. Funding Plan – Water Rates

Water rates are reviewed and set annually as part of the budget process. All costs associated with the operations of the Water system are paid for through water rates on a user pay basis. The Township of Southwold charges users \$36.00 as a flat charge per quarter and \$2.232/cubic meter for water consumption (2016 rates). Any surplus received on a yearly basis is deposited into a water reserve for future capital expenses.

7. Projected Financial Statements

The following three unaudited schedules for Township of Southwold Water Supply System provide the information required by Ontario regulation 453/07:

1. Schedule 1 is the Township of Southwold's Statement of Financial Position which identifies the financial assets, liabilities, net debt and non-financial assets;
2. Schedule 2 is the Statement of Operations which provides water revenue, expenditures, annual surplus or deficit and accumulated surplus or deficit and;
3. Schedule 3 is the Statement of Cash Flow which provides cash provided by operating transactions, cash applied to capital transactions, cash provided by investing transaction, cash applied to financing transactions and cash equivalents at the beginning and end of year;
4. Schedule 4 shows the effects of the projected rate increases on a household that uses 60 cubic meters of water each quarter;
5. Schedule 5 shows future repayment of long-term debt.
6. Schedule 6 details anticipated capital asset continuity.

Although great effort has been made to present accurate financial projections, based upon data available at the time, a Financial Plan is a dynamic document and



should be updated and re-evaluated on an ongoing basis. As such the Water Financial Plan should be considered a work-in-progress. Any change in operation which would have a major effect on the Municipal Financial Plan would require an amendment to this Financial Plan. The Financial Plan is not an exercise in precision; rather it is intended for use as a forecasting tool to ensure that the Municipality is on the right course to meet its financial obligations and future challenges.

8. Summary

The Township of Southwold will continue long-term planning in developing an understanding of the Municipality's infrastructure and creating a financial structure that puts in place resources to maintain the water system in a safe and effective manner, while maintaining financial viability. The Municipality recognizes that the integrity of its finances is critical to the successful operation of the Municipality and to its reputation and trust by ratepayers.

This Financial Plan has been created by the Municipality's current and past budgets while preparing the plan in accordance with the MOE Financial Plans Regulation (O.Reg. 453/07).

The Financial Plan must be approved by Council resolution, indicating that as a result of this plan, the Corporation of the Township of Southwold, being the Operating Authority, is financially viable.

9. Feedback and Continuous Improvement

The financial plan must be updated every five years, and submitted with the Municipal Drinking Water Licence renewal, however, it is recommended that the Plan be reviewed at least annually, and updated as required to reflect changes in operations, economic climate, financing costs, consumption and pricing.

This is a living document which will require regular review and updates.

It is the intention of staff to regularly review this plan for internal compliance, performance measurement, adjustment and revisions if required, and to ensure absolute performance in accordance with O.Reg. 453/07 and the Safe Drinking Water Act, 2002. Consequently, this plan can be considered to be a work in progress even after its adoption.



SCHEDULE 1 - STATEMENT OF FINANCIAL POSITION - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Financial Assets														
Cash/Due from Township	\$ 975,684.81		\$ 1,050,449.15		\$ 1,067,190.98		\$ 1,167,324.33		\$ 1,265,545.47		\$ 1,291,901.99		\$ 1,388,064.93	
Investments	4,895,017.64		5,205,017.64		5,520,017.64		5,940,017.64		6,365,017.64		6,795,017.64		7,230,017.64	
Accounts Receivable	229,353.98		243,930.64		259,536.40		276,244.81		294,130.56		313,279.77		333,780.46	
Total Financial Assets	6,100,056.43		6,499,397.43		6,846,745.02		7,383,586.78		7,924,693.67		8,400,199.40		8,951,863.03	
Financial Liabilities														
Accounts Payable and Accrued	216,452.40		222,920.21		229,581.55		236,442.21		243,508.14		250,785.51		258,280.64	
Deferred Revenue	75,574.00		75,574.00		75,574.00		75,574.00		75,574.00		4,700.00		4,700.00	
Long Term Debt	253,661.00		194,440.00		132,506.00		67,736.00		-		-		-	
Total Financial Liabilities	545,687.40		492,934.21		437,661.55		379,752.21		319,082.14		255,485.51		262,980.64	
Net Financial Assets	5,554,369.03		6,006,463.21		6,409,083.47		7,003,834.57		7,605,611.53		8,144,713.89		8,688,882.39	
Non-Financial Assets														
Tangible Capital Assets	27,903,115.83		27,541,415.83		27,275,955.12		26,827,358.60		26,377,762.07		25,927,165.55		25,475,569.02	
Accumulated Surplus	\$ 33,457,484.86		\$ 33,547,879.04		\$ 33,685,038.59		\$ 33,831,193.17		\$ 33,983,373.60		\$ 34,071,879.44		\$ 34,164,451.41	



SCHEDULE 2 - STATEMENT OF OPERATIONS - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Revenue														
Water Rates	\$ 1,059,904.87		\$ 1,165,527.24		\$ 1,222,562.61		\$ 1,275,870.09		\$ 1,333,634.87		\$ 1,393,400.89		\$ 1,458,233.83	
User Charges	130,406.70		214,230.70		251,730.70		256,230.70		255,230.70		184,391.70		184,391.70	
Other Revenues	143,000.00		129,000.00		134,000.00		139,000.00		144,000.00		149,000.00		154,000.00	
Total Revenue	1,333,311.57		1,508,757.94		1,608,293.31		1,671,100.79		1,732,865.57		1,726,792.59		1,796,625.53	
Expenditures														
Operations	335,321.86		367,021.47		368,181.03		380,062.04		394,001.41		406,693.28		420,199.17	
Water Supply	530,583.00		592,505.76		638,381.59		679,808.05		723,633.47		770,996.95		822,257.87	
Amortization	445,225.00		446,700.00		455,200.00		458,596.52		459,596.52		460,596.52		461,596.52	
Interest	16,639.95		12,136.53		9,371.14		6,479.60		3,453.74					
Total Expenditures	1,327,769.81		1,418,363.76		1,471,133.76		1,524,946.21		1,580,685.14		1,638,286.75		1,704,053.56	
Operating Surplus (Deficit)	5,541.75		90,394.18		137,159.55		146,154.58		152,180.43		88,505.84		92,571.97	
Opening Surplus (Deficit)	33,451,943.11		33,457,484.86		33,547,879.04		33,685,038.59		33,831,193.17		33,983,373.60		34,071,879.44	
Accum Surplus (Deficit)	\$ 33,457,484.86		\$ 33,547,879.04		\$ 33,685,038.59		\$ 33,831,193.17		\$ 33,983,373.60		\$ 34,071,879.44		\$ 34,164,451.41	



SCHEDULE 3- STATEMENT OF CASH FLOW - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Operating Transactions														
Net Income	\$ 5,541.75		\$ 90,394.18		\$ 137,159.55		\$ 146,154.58		\$ 152,180.43		\$ 88,505.84		\$ 92,571.97	
Add back: Amortization	445,225.00		446,700.00		455,200.00		458,596.52		459,596.52		460,596.52		461,596.52	
Change in Accounts Receivable	(13,615.34)		(14,576.66)		(15,605.76)		(16,708.41)		(17,885.75)		(19,149.22)		(20,500.69)	
Change in Accounts Payable	6,279.93		6,467.82		6,661.34		6,860.65		7,065.94		7,277.38		7,495.14	
Capital Transactions														
Purchase of Capital	443,431.34		528,985.34		583,415.13		594,903.34		600,957.14		537,230.52		541,162.94	
Sale of Capital	(14,750.00)		(85,000.00)		(189,739.29)		(10,000.00)		(10,000.00)		(10,000.00)		(10,000.00)	
Financing Transactions														
Long-term debt repayments	(14,750.00)		(85,000.00)		(189,739.29)		(10,000.00)		(10,000.00)		(10,000.00)		(10,000.00)	
Pre-levy deferred revenue	(112,943.00)		(59,221.00)		(61,934.00)		(64,770.00)		(67,736.00)		(70,874.00)		-	
Investment Transactions														
Acquisition of Investments	(134,000.00)		(310,000.00)		(315,000.00)		(420,000.00)		(425,000.00)		(430,000.00)		(435,000.00)	
Disposal of Investments	(134,000.00)		(310,000.00)		(315,000.00)		(420,000.00)		(425,000.00)		(430,000.00)		(435,000.00)	
Increase (Decrease) in Cash	181,738.34		74,764.34		16,741.84		100,133.34		98,221.14		26,356.52		96,162.94	
Cash/Due (to) from Township-Beginning of Year	793,946.47		975,684.81		1,050,449.15		1,067,190.98		1,167,324.33		1,265,545.47		1,291,901.99	
Cash/Due (to) from Township-End of Year	\$ 975,684.81		\$ 1,050,449.15		\$ 1,067,190.98		\$ 1,167,324.33		\$ 1,265,545.47		\$ 1,291,901.99		\$ 1,388,064.93	



SCHEDULE 4 - EFFECT ON QUARTERLY WATER INVOICE 2015-2021 - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Per Quarter														
Flat Charge	\$	33.03	\$	36.00	\$	37.08	\$	37.08	\$	37.82	\$	38.58	\$	39.74
Water consumption charges (60 cubic meter consumption per quarter)**		122.82		133.92		137.94		142.08		146.34		150.72		155.22
Total		\$155.85		\$169.92		\$175.02		\$179.16		\$184.16		\$189.30		\$194.96
Quarterly Change in Billing Cost				\$14.07		\$5.10		\$4.14		\$5.00		\$5.14		\$5.66
Quarterly Change in Billing Percentage				9%		3%		2%		3%		3%		3%
Cost per Cubic Meter		\$2.047		\$2.232		\$2.299		\$2.368		\$2.439		\$2.512		\$2.587



SCHEDULE 5 - DEBT CONTINUITY - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Long-term Debt														
Opening Balance	\$366,604.00		\$253,661.00		\$194,440.00		\$132,506.00		\$67,736.00		\$0.00		\$0.00	
Principal Repayments	112,943.00		59,221.00		61,934.00		64,770.00		67,736.00					
Closing Balance	\$253,661.00		\$194,440.00		\$132,506.00		\$67,736.00		\$0.00		\$0.00		\$0.00	

note: balances are recoverable from general tax revenue-user charges

SCHEDULE 6 - CAPITAL ASSET CONTINUITY - UNAUDITED

	2015		2016		2017		2018		2019		2020		2021	
	Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited		Unaudited	
Capital Cost														
Opening Balance	\$32,805,551.76		\$32,820,301.76		\$32,905,301.76		\$33,095,041.05		\$33,105,041.05		\$33,115,041.05		\$33,125,041.05	
Additions	14,750.00		85,000.00		189,739.29		10,000.00		10,000.00		10,000.00		10,000.00	
Disposals														
Closing Balance	32,820,301.76		32,905,301.76		33,095,041.05		33,105,041.05		33,115,041.05		33,125,041.05		33,135,041.05	
Accumulated Amortization														
Opening Balance	(4,471,960.93)		(\$4,917,185.93)		(\$5,363,885.93)		(\$5,819,085.93)		(\$6,277,682.45)		(\$6,737,278.98)		(\$7,197,875.50)	
Amortization for year	(445,225.00)		(446,700.00)		(455,200.00)		(458,596.52)		(459,596.52)		(460,596.52)		(461,596.52)	
Reversals														
Closing Balance	(4,917,185.93)		(5,363,885.93)		(5,819,085.93)		(6,277,682.45)		(6,737,278.98)		(7,197,875.50)		(7,659,472.02)	
Net Book Value	\$27,903,115.83		\$27,541,415.83		\$27,275,955.12		\$26,827,358.60		\$26,377,762.07		\$25,927,165.55		\$25,475,569.03	