

Corporation of the City of St Thomas
Annual Treasurer's Statement of Development Charge Reserve Funds
January 1, 2025 to December 31, 2025

City-Wide (By-Law 156-2021)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	82,545	0	47,851	3,065	(23,049)	0	110,412
Library	1,263,738	0	375,639	45,384	(85,638)	0	1,599,123
Fire	232,425	0	249,694	11,730	0	0	493,849
Police	343,517	0	191,425	14,276	0	0	549,219
Recreation	1,519,482	0	990,728	63,544	(120,968)	0	2,452,786
Public Works	401,514	0	0	12,832	0	0	414,346
Transit	162,704	0	69,944	6,405	0	0	239,053
Airport	66,265	0	895	2,133	0	0	69,294
Parking	(12)	0	3,500	60	0	0	3,548
Public Health	256,429	0	67,223	9,353	0	0	333,006
Roads	4,950,359	0	3,953,675	198,661	(1,605,429)	0	7,497,266
Wastewater	4,998,701	0	480,036	129,260	(2,250,000)	0	3,357,997
Waste Diversion	44,060	0	15,628	1,677	0	0	61,365
Water	15,127	0	5,919	585	0	0	21,631
Pumping Station	1,355	0	0	43	0	0	1,398
Total	14,338,209	0	6,452,158	499,009	(4,085,084)	0	17,204,292

Lands of Dalewood (By-Law 157-2021)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Wastewater	422,036	0	0	13,488	0	0	435,524
Total	422,036	0	0	13,488	0	0	435,524

South Block Sub Area 1 (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	109	0	0	3	0	0	112
Water	16,851	0	0	539	0	0	17,390
Wastewater	84,305	0	0	2,694	0	0	87,000
Roads	156,461	0	0	5,000	0	0	161,462
Total	257,727	0	0	8,237	0	0	265,963

South Block Sub Area 2 (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	2,323	0	0	74	0	0	2,397
Water	199,313	0	0	6,370	0	0	205,683
Wastewater	200,464	0	0	0	0	(275,789)	(75,325)
Roads	19,486	0	0	623	0	0	20,109
Total	421,586	0	0	7,067	0	(275,789)	152,864

South Block Sub Area 3 (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	559	0	308	23	0	0	890
Water	46,172	0	62,640	2,555	0	0	111,367
Wastewater	31,479	0	0	464	0	(31,479)	464
Total	78,209	0	62,948	3,042	0	(31,479)	112,720

South Block Sub Area 4 (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Water	31,628	0	0	1,011	0	0	32,639
Total	31,628	0	0	1,011	0	0	32,639

South Block Urban Expansion Area 3 (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	3,196	0	448	110	0	0	3,754
Water	264,502	0	68,774	9,638	0	0	342,914
Wastewater	150,642	0	34,490	5,409	0	0	190,540
Total	418,340	0	103,712	15,156	0	0	537,208

South Block Urban Expansion Area 4a (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	3,836	0	0	123	0	0	3,958
Water	518,546	0	0	16,572	0	0	535,118
Wastewater	1,066,354	0	0	34,079	0	0	1,100,434
Total	1,588,736	0	0	50,774	0	0	1,639,510

South Block Urban Expansion Area 4b (By-Law 139-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Administration	1,663	0	0	53	0	0	1,716
Water	350	0	0	11	0	0	361
Wastewater	52,771	0	0	1,687	0	0	54,458
Sewer Replacement	34,682	0	0	1,108	0	0	35,790
Total	89,466	0	0	2,859	0	0	92,325

North West Area 1 (By-Law 141-2020)

Service	Jan 1, 2025 Opening	Adjustments	Collections	Interest	Draws	Credits	Dec 31, 2025 Balance
Roads	2,265	0	453,250	0	0	0	455,515
Wastewater	5,188	(7,350,500)	1,038,180	0	0	(1,038,180)	(7,345,312)
Water	4,787	(64,782)	957,970	0	0	(145,408)	752,567
Administration	334	0	66,831	0	0	(37,642)	29,523
Total	12,574	(7,415,282)	2,516,231	0	0	(1,221,230)	(6,107,707)

Total	17,658,511	(7,415,282)	9,135,049	600,643	(4,085,084)	(1,528,498)	14,365,339
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Corporation of the City of St Thomas
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Operating and Capital Draws

City-Wide (By-Law 156-2021)

Description	Service	Gross Capital/Operating Cost	2025 Capital/Operating Cost	2025 Total Funding	Funding Sources			
					DC	Tax	Water & Sewer	Grants, Subsidies, Other
2025 DC, Water, Sewer Studies	Administration	54,789	50,249	50,249	23,049		27,200	
Collection Materials	Library	201,299	201,299	201,299	85,638	115,661		
Parks & Recreation Master Plan Study	Recreation	129,170	120,968	120,968	120,968			
Kains Street Reconstruction	Roads	4,930,626	72,986	72,986	72,986			
Fairview Ave Rehabilitation Phase 1	Roads	4,876,491	4,876,491	4,876,491	1,106,333		460,972	3,309,185
Centre St (Stanley to Elgin)	Roads	2,271,885	2,271,885	2,271,885	426,109		1,831,576	14,200
Aerated Storage Tanks - Odour Control	Wastewater	7,132,770	5,953,126	5,953,126	2,250,000		3,703,126	
Total		19,597,030	13,547,004	13,547,004	4,085,084	115,661	6,022,874	3,323,385

Corporation of the City of St Thomas
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

Credit Holder	Applicable DC 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
Shawside Development Ltd.	Wastewater (Southblock Sub Area 2 & 3)	1,017,197	39,046	307,268	748,975
Shawside Development Ltd.	Roads (Southblock Sub Area 2)	101,192	5,566	0	106,758
Lecram Inc.	Wastewater (NWA1)	2,137,227	0	584,656	1,552,571
Lecram Inc.	Water (NWA1)	112,486	0	112,486	0
Lecram Inc.	Administration (NWA1)	216,169	0	37,642	178,527
Land Rise Developments Inc.	Wastewater (NWA1)	625,530	0	453,524	172,006
Land Rise Developments Inc.	Water (NWA1)	32,923	0	32,923	0
Total		4,242,724	44,612	1,528,498	2,758,838

Corporation of the City of St Thomas
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	2,019,670
60% of Balance to be Allocated:	1,211,802

Projects to which funds will be allocated:

Project Description	Project Number	Project Budget	Budgeted Development Charge Funding	Remaining Development Charge Funding
Fingal Line Servicing - Environmental Assessment	1-09-40-621-6900	450,000	90,000	90,000
Talbot Street Trunk Sewer Upgrades	1-09-41-615-6800	7,400,000	2,950,000	2,950,000
Watermain and Sewer Crossings - MTO Expressway	1-09-41-620-6800	1,700,000	170,000	170,000
St. George Street (Talbot to Scott)	1-09-43-616-6802	1,450,000	160,000	160,000
Woodworth Ave Construction	1-09-43-617-6800	7,700,000	160,000	160,000
Total		18,700,000	3,530,000	3,530,000

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	(2,194,222)
60% of Balance to be Allocated:	(1,316,533)

Projects to which funds will be allocated:

Project Description	Project Number	Project Budget	Budgeted Development Charge Funding	Remaining Development Charge Funding
Fingal Line Servicing - Environmental Assessment	1-09-40-621-6900	450,000	180,000	180,000
Watermain and Sewer Crossings - MTO Expressway	1-09-41-620-6800	1,700,000	80,000	80,000
Northwest Area 1 Street A Sanitary Oversizing	1-09-41-622-6800	600,000	600,000	600,000
Woodworth Pumping Station Upgrades	1-09-41-630-6800	25,000,000	3,000,000	3,000,000

Aerated Storage Tanks - Odour Control	1-09-42-129-6500	9,317,983	2,742,000	492,000
Alma Street (Talbot to HWY 3)	1-09-43-616-6801	6,500,000	1,100,000	1,100,000
St. George Street (Talbot to Scott)	1-09-43-616-6802	1,450,000	300,000	300,000
Pearl Street (Scott to Elysian)	1-09-43-616-6803	1,450,000	350,000	350,000
Woodworth Ave Construction	1-09-43-617-6800	7,700,000	200,000	200,000
Total		54,167,983	8,552,000	6,302,000

Service:	Roads
Balance in Reserve Fund at Beginning of Year:	8,134,352
60% of Balance to be Allocated:	4,880,611

Projects to which funds will be allocated:

Project Description	Project Number	Project Budget	Budgeted Development Charge Funding	Remaining Development Charge Funding
Fingal Line Servicing - Environmental Assessment	1-09-40-621-6900	450,000	180,000	180,000
Talbot Street Trunk Sewer Upgrades	1-09-41-615-6800	7,400,000	2,280,000	2,280,000
Alma Street (Talbot to HWY 3)	1-09-43-616-6801	6,500,000	340,000	340,000
Transit Electrification and Master Servicing Plan	1-09-43-626-6900	260,000	130,000	130,000
Sidewalk Plow & Attachments	1-09-43-628-6400	240,000	210,000	210,000
Fairview Ave Rehabilitation Phase 1	1-09-43-504-6800	7,000,000	1,800,000	693,667
Centre St (Stanley to Elgin)	1-09-43-505-6801	3,200,000	600,000	173,891
Elgin Street (Talbot to St. Anne's)	TBD	1,045,000	468,700	468,700
Burrows Avenue (Elysian to Cora)	TBD	420,000	93,300	93,300
Cora Street Easement (St. George to Burrows)	TBD	360,000	80,000	80,000
Elysian (St. George to Burrows)	TBD	300,000	66,700	66,700
Regent (Wilson to Devonshire)	TBD	720,000	160,000	160,000
Devonshire (Regent to Chester)	TBD	1,140,000	186,700	186,700
South Edgeware Road Upgrades (Waterworks to Burwell)	TBD	9,600,000	1,870,000	1,870,000
Total		38,635,000	8,465,400	6,932,958