

2025



ANNUAL FINANCIAL REPORT

For the period ending December 31, 2025
The Corporation of the Town of Georgina,
Ontario, Canada



georgina.ca



GEORGINA

Annual Financial Report for the period ending December 31, 2025

Prepared by Financial Controllershship and Reporting Division.

26557 Civic Centre Rd., Keswick, ON, L4P 3G1

Table of contents

Introduction

About the Town of Georgina	5
Vision, Mission, Values	6
2023-2027 Corporate Strategic Plan	7
Governance	8
Organizational chart	9
Message from the Mayor	14
Message from the Chief Administrative Officer	15
Past Awards for Financial Excellence	16
Additional Awards and Achievements	17
Message from the Treasurer	18

Financial Information

Management Responsibility	20
Financial Discussion and Analysis	21
Financial Management and Control	29
Financial Planning	32
Reserve Funds	34

Financial Statements

Independent Auditor's Report	38
Consolidated Statement of Financial Position	41
Consolidated Statement of Operations and Accumulated Surplus	42
Consolidated Statement of Change in Net Debt	43
Consolidated Statement of Cash Flows	44
Notes to Consolidated Financial Statements	45

Statistical Information

Statistical Data	74
Five Year Financial Review	80



Introduction

About the Town of Georgina



The Town of Georgina is a lakeside community located on the southern shores of Lake Simcoe. It is a picturesque town rich with recreational opportunities and a strong sense of community spirit. With an array of parks, beaches and trails, Georgina offers residents and visitors alike a blend of natural allure and small-town charm. The cultural landscape includes vibrant arts, local markets and community festivals that reflect the diverse and inclusive nature of the Town's population. From fishing and boating to waterfront beaches and parks, Georgina is a great place for families taking day trips, a weekend getaway or vacation. Only an hour north of Toronto, Georgina is the perfect place to escape the city and experience the beauty and charm of a thriving community on the lake.

The Township of Georgina was named and declared open for settlement on Aug. 28, 1818. North Gwillimbury Township was settled in approximately 1803 and the Village of Sutton around 1819. Both were amalgamated with Georgina Township in 1971. Georgina was granted Town status in 1986. Georgina is the northernmost municipality in York Region. At 288 square kilometres, it is one of the largest municipalities in the region and has 52 kilometres of Lake Simcoe shoreline. Georgina consists of three urban centres – Keswick, Sutton/Jackson's Point and Pefferlaw – and six hamlets – Virginia, Udora, Baldwin, Belhaven, Brownhill and Ravenshoe.

Vision

To be the most progressive, inclusive, vibrant and growing community on Lake Simcoe, with a balance of rural and urban character.

Mission

To promote a high quality of life for our community through the delivery of exceptional services, inclusive engagement and a commitment to support a thriving economy and sustainable environment.

Values

Communication:

We actively listen and are responsive to what we hear.

Accountability:

We are transparent and take responsibility for our actions and decisions.

Respect:

We are empathetic, fair, welcoming and inclusive.

Teamwork:

We achieve our goals together.

Excellence:

We strive to go the extra mile.

Resilience:

We can adapt to whatever comes our way.





2023-2027 Corporate Strategic Plan

The 2023-2027 Corporate Strategic Plan was adopted by Council in June 2023. It sets out the priorities for the organization, ensuring a common direction and purpose for Council and staff. It reflects Council's collective commitment to action and has five strategic areas that are the key to the success of the Town's mission and specific goals that will help achieve progress.

- Delivering service excellence
- Ensuring balanced growth
- Diversifying our local economy
- Creating a vibrant, healthy and safe community for all
- Advancing environmental sustainability

The strategic plan represents the Town's commitment to Georgina's residents, the Chippewas of Georgina Island First Nation, businesses, visitors and key partners.



Governance

Mayor and Council

Council is comprised of the Mayor, one Regional Councillor and one Councillor for each of five wards. The Mayor and Regional Councillor represent the Town at the regional level of government.

Council is elected for a four-year term. The current term of Council began on Nov. 15, 2022 and ends on Nov. 14, 2026.

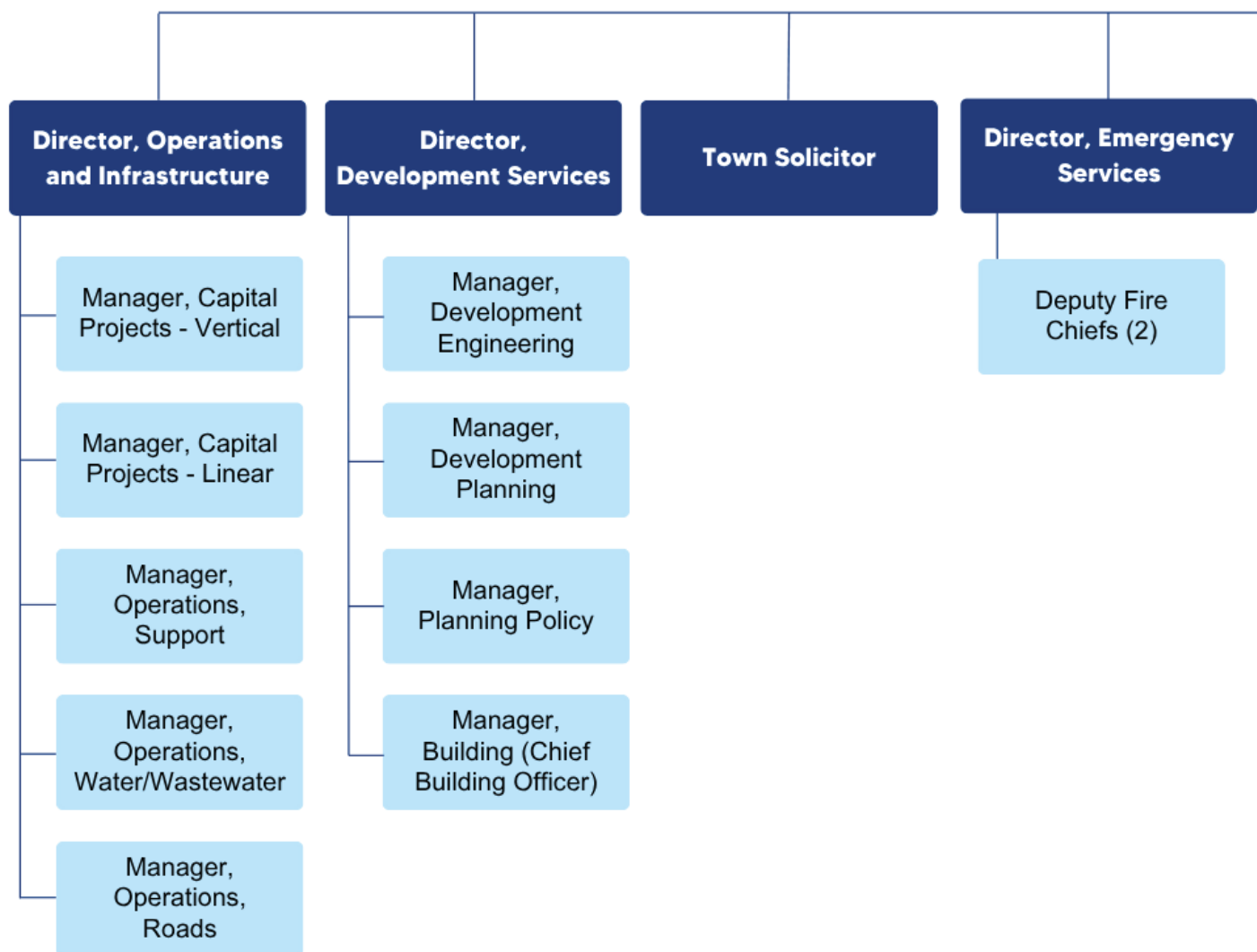
The Office of the Mayor and Council is the governing body of the Town of Georgina. It is guided by provincial legislation, which establishes policies by resolutions and bylaws. Town staff are responsible for the implementation and administration of those policies.

Town of Georgina Council

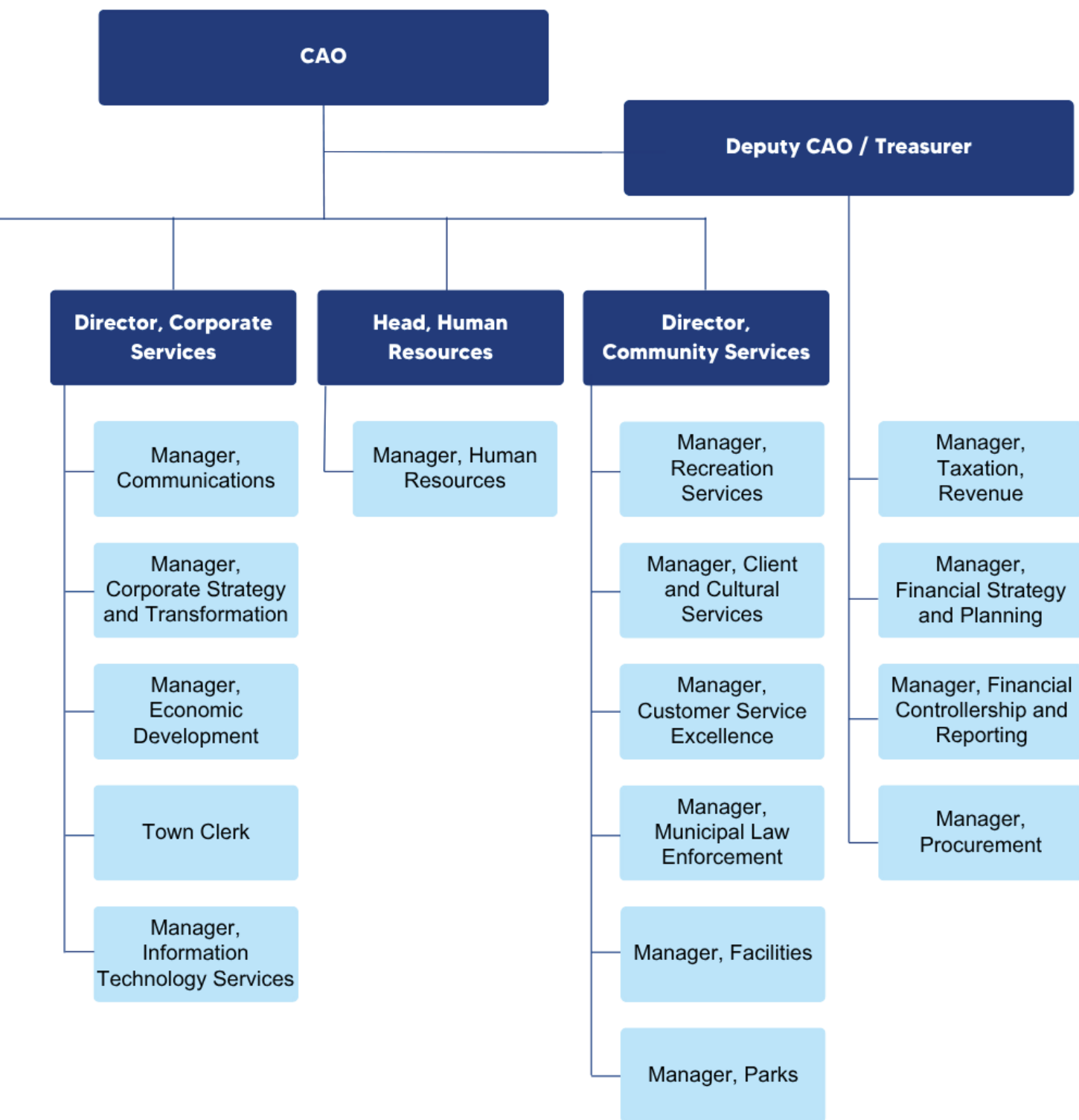
Mayor Margaret Quirk, Regional Councillor Naomi Davison, Ward 1 Councillor Charlene Biggerstaff, Ward 2 Councillor Dan Fellini, Ward 3 Councillor Dave Neeson, Ward 4 Councillor Dale Genge and Ward 5 Councillor Lee Dale.



Organizational Chart



Organizational Chart



Chief Administrative Officer

The Chief Administrative Officer (CAO) is the most senior member of staff for the Town of Georgina. They report directly to Council and work to implement Council's direction and initiatives. The CAO strives to deliver strong leadership and organizational excellence to the Town and provides the best options for the Council decision-making process and the execution of those decisions in a timely manner. The CAO is supported by the Deputy CAO and Senior Leadership Team.

Community Services

The Community Services Department is committed to building a healthy community and promoting active lifestyles. Our goal is to provide affordable and accessible recreation and culture opportunities and experiences for all Georgina residents, ensuring that all recreation, parks, and facilities are multi-use, multi-generational, accessible, inviting and responsive to the community's needs. As the Town of Georgina continues to grow, staff are committed to updating existing municipal parks and facilities, and developing and building new ones with our residents' needs in mind. Staff continued to realign and redefine our operations, programs, and service delivery strategies to ensure our residents continue to have ample recreation and cultural opportunities to enjoy.

Development Services

The Development Services Department promotes and facilitates well-managed growth and development through strategic land use planning, development control and associated activities under the Ontario Planning Act. This department processes and makes recommendations to Council on various applications for all types of residential, commercial, industrial, mixed-use and institutional development proposals. It also reviews and approves the design and construction of roads, sanitary sewage disposal, drinking water supply, grading and stormwater management facilities, and other infrastructure needed to support new development. The department is also responsible for the administration and enforcement of the Ontario Building Code as it relates to the construction or demolition of buildings and structures, and the installation and maintenance of on-site private sewage systems.

Fire and Rescue Services

Georgina Fire and Rescue Services is a composite fire service and is responsible for the delivery of fire protection, ice/water rescue, technical rescue, prevention, public education, fire investigation and code enforcement. It is also responsible for leading and coordinating the Town's Emergency Management Plan. Georgina Fire and Rescue Services has three stations located in Keswick, Pepperlaw and Sutton.



Town Solicitor

The Town Solicitor manages the legal and regulatory aspects of the Town's affairs, together with external legal counsel, and provides legal services and advice to all Town departments. The Town created the role of Town Solicitor in 2022, and shortly after, added a Law Clerk to support the work. The goal was to bring more legal work in house, making the most of stronger communication and teamwork between the legal team and the departments they support.

Office of the Deputy CAO

The Office of the Deputy Chief Administrative Officer supports the CAO and senior leadership in the implementation of Council direction and initiatives on corporatwide matters with a focus on creating, implementing and enforcing internal controls and policies that will safeguard the Town's financial assets. This department includes Financial Strategy and Planning, Financial Controllershship and Reporting, Taxation and Revenue and Procurement Services.

Operations and Infrastructure

The Operations and Infrastructure Department provides a wide range of services and functions. The department is responsible for the planning, operation and maintenance of the Town's municipal infrastructure including all municipal roads, drinking water distribution, wastewater collection and transmission, stormwater management, sidewalks, streetlights, and urban forestry. The department is also responsible for managing the solid waste collection and recycling programs, environmental management programs, and traffic management programs.



Corporate Services

The Corporate Services Department is responsible for a dynamic mix of corporate and strategic services, including oversight of the following:

- Corporate Strategy and Transformation Division
- Communications Division
- Economic Development and Tourism Division
- Clerk's Division
- Information Technology Services Division
- Special capital projects

Georgina Public Library

Georgina Public Library (GPL) contributes to community building by creating opportunities for social interaction among people with common interests. GPL's Vision, as outlined in its 2023-2027 Strategic Plan, is to "welcome our community to move forward with us; to provide dynamic services by supporting, empowering, and inspiring our evolving community." Georgina Public Library operates under the authority of the Ontario Public Libraries Act and is governed by a board of trustees. GPL provides public library services to the residents of Georgina through four branches located in Keswick, Pefferlaw and Sutton. Joseph Moncada is the CEO/Director of Library Services.

A message from **Mayor Quirk**

Council is proud to share the Town of Georgina's 2025 Financial Report, highlighting our focus on responsible financial management, strategic investment and building a strong future for our community.

Over the past year, Georgina has continued to strengthen its financial position while making important investments in the infrastructure, programs and services that support residents every day. Through disciplined budgeting and careful use of taxpayer dollars, we remain committed to delivering value, maintaining transparency and planning responsibly for the years ahead.

Our Strategic Plan continues to guide the decisions we make as a municipality. It helps ensure we are investing in initiatives that enhance quality of life, support community well-being and prepare Georgina for sustainable growth. From maintaining roads and public spaces to improving municipal services and supporting economic development, we are working to create a connected, resilient and prosperous community.

As our Town grows, we remain focused on balancing progress with preservation. Protecting Georgina's unique character, natural environment and sense of community remains an important part of our long-term vision. Through thoughtful planning and collaboration, we are preparing for future opportunities while continuing to meet the needs of residents today.

On behalf of Council, I would like to thank staff, community partners and residents for their continued support and commitment to Georgina. Together, we are shaping a community that is financially strong, forward-looking and positioned for continued success.

Margaret Quirk
Mayor



A message from **Georgina's CAO**

As Chief Administrative Officer for the Town of Georgina, I am proud to present this year's annual financial report which reflects the Town's commitment to fiscal accountability, transparency and responsible governance.

This report demonstrates how we continue to meet the evolving needs of our growing community while maintaining sound financial leadership. Through thoughtful planning, disciplined budgeting and strong policies and procedures, we can provide essential services, programs and infrastructure in a manner that is both financially sustainable and responsive to the priorities of our residents and businesses.

We understand that a financially healthy municipality is essential to building a strong and resilient community. Our focus remains on continuous improvement, and identifying opportunities to enhance service delivery, operate more efficiently and make strategic investments in Georgina's future. From supporting economic development to advancing initiatives that strengthen social well-being, we are committed to ensuring Georgina remains a welcoming, vibrant and inclusive community where people can live, work and prosper.

I would like to extend my appreciation to our staff for their dedication, and especially to the finance team for their leadership, professionalism and expertise in preparing this report and managing the Town's financial operations throughout the year.

Together, we will continue to move forward with integrity, accountability and a shared commitment to serving the public interest.

Ryan Cronsberry
CAO





Past awards for financial excellence

The Town of Georgina received the Canadian Award for Financial Reporting from the Government Finance Officers Association for its 2024 Annual Financial Report. This was the first year the Town has received this award for the financial report.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

The Town also received the Government Finance Officers Association (GFOA) Distinguished Budget Presentation Award for its 2025 Budget.

The Distinguished Budget Presentation Awards Program recognizes municipalities that prepare their budget documents at the highest quality, reflecting both the guidelines established by the National Advisory Council on State and Local Budgeting and the GFOA's best practices.

Additional awards and achievements in 2025

MarCom Awards

The Communications Division earned five MarCom awards in 2025, including its second platinum award in three years for the Ice Storm Crisis Communications Campaign. The storm created a unique and urgent challenge, how to communicate with residents who had no access to electricity, internet or cell phones as towers were impacted. With traditional digital channels compromised, the Communications Division adjusted its strategy to a more localized, offline approach. The division also won gold awards for Winter Wisdom Wednesdays, a recurring digital series designed to educate and engage residents on winter operations, safety and preparedness, and Safe Streets with Shelly. This program blended education and creativity to encourage safe driving while building public understanding and trust.

The Economic Development and Tourism Division received a gold award for the Explore Georgina website. The creation of the website was pivotal in establishing the Town's tourism identity, positioning Georgina as a year-round contender among Ontario's most recognized lakeside destinations.

The Client and Cultural Services Division won its first MarCom award, receiving a gold award for Marketing/Promotion Campaign for a Special Event for Vintage Christmas. It demonstrated how heritage sites can be reimaged to engage modern audiences while preserving history in meaningful ways.

A message from **Town's Treasurer**



The Town of Georgina is pleased to present its Annual Financial Report, providing an overview of the Town's financial results and highlighting significant achievements throughout 2025. The financial statements have been prepared in accordance with the requirements of the Municipal Act, 2001, and follow the reporting standards established by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

Throughout the year, we remained focused on delivering high-quality municipal programs and services in an efficient and cost-effective manner, while ensuring responsible stewardship of public funds. Through careful budgeting, strategic use of funding sources and sound financial management practices, the Town has continued to maintain a stable financial position despite economic pressures, rising operational costs and growing demand for service.

The Town continues to make important investments in infrastructure and community initiatives, guided by long-term financial planning and strong asset management principles. These investments help support sustainable growth and ensure Georgina continues to provide the quality of life that residents value and expect.

I am proud of the strong financial position we have achieved and remain committed to working closely with Council and staff to advance our shared priorities and safeguard Georgina's long-term financial sustainability.

Rob Wheeler

Deputy Chief Administrative Officer and Town Treasurer
June 17, 2026

Financial Information





Management Responsibility:

Town management is responsible for the preparation and fair presentation of the financial statements in accordance with the Municipal Act, 2001 and the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada standards. PSAB determines the standards for financial and other performance information reported by the public sector. Town management is also responsible for internal controls as necessary to enable the preparation of consolidated financial statements that are free from material misstatement.

In accordance with the Municipal Act, 2001 and PSAB standards, the financial statements for the Town of Georgina are prepared on a 'consolidated' basis, including the financial position and operations of the Georgina Public Library, Boards of Management for the Business Improvement Areas, as well as trust funds and boards and committees of Council.

The consolidated financial statements have been audited by KPMG Canada LLP, an independent external auditor appointed by the Town. The Independent Auditor's Report, which is included in the statements, provides an unqualified opinion on the Town's consolidated financial statements for the year ended December 31, 2025.

An audit involves performing specific procedures chosen by the auditors to obtain audit evidence in order to verify the amounts and disclosures in the consolidated financial statements as well as to assess the risk of material misstatements. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements. In addition to a review of financial transactions during the audit process, an analysis of the use and related risk of the technology environment and system controls are examined.

The Annual Financial Report includes the following financial statements:

- Consolidated Statement of Financial Position
- Consolidated Statement of Operations and Accumulated Surplus
- Consolidated Statement of Change in Net Debt
- Consolidated Statement of Cash Flows

Financial Discussion and Analysis

Consolidated Statement of Financial Position

The Town's financial position reflects its financial value and is defined by its net assets in excess of liabilities. This net value is referred to as the accumulated surplus/(deficit).

The Town's consolidated accumulated surplus represents the Town's net assets, being the sum of net financial and non-financial assets. The Consolidated Statement of Financial Position at the end of the year 2025 reports that the Town's accumulated surplus totals \$432,722,533 as compared to \$425,445,330 at the end of the year 2024.

The favourable increase in the year-over-year accumulated surplus for the 2025 fiscal year is primarily due to an increase in the building component of the tangible capital assets register due to the new Civic Centre facility nearing substantial completion.

The components of the accumulated surplus are summarized in Table 1 below.

Table 1 - 2025 Accumulated Surplus

	2025 Year End Balance	2024 Year End Balance
Current operating budget variance	-	-
Capital budget	(8,099,633)	377,554
Streetlight Payable	121,769	461,168
Sub-total Operating Surplus (Deficit)	(7,977,864)	838,722
Tangible capital assets	478,118,051	447,691,208
Reserves set aside by Council	52,889,895	50,545,038
Employee future benefits	(4,748,518)	(4,221,519)
Net debt	(65,131,094)	(68,980,182)
Asset retirement obligation	(427,937)	(427,937)
Letter of Credit	(20,000,000)	-
Total Accumulated Surplus	432,722,533	425,445,330

Consolidated Statement of Operations and Accumulated Surplus

The year over year change of \$7,277,203 in the accumulated surplus reflects the consolidated annual surplus, as reported on the Consolidated Statement of Operations and Accumulated Surplus. This increase is summarized in Table 2 below.

Table 2 – 2025 Annual Budget Surplus / (Deficit)

	Change in Fund and Debt Balances
Operating budget variance	-
Capital budget	(8,477,187)
Streetlight Payable	(339,399)
Sub-total Operating Deficit	(8,816,586)
Net investment in tangible capital assets	48,315,397
Amortization of tangible capital assets	(17,888,554)
Reserve funds	2,344,857
Employee future benefits payable	(526,999)
Principal paid on long term debt	3,849,088
New long-term debt issued	-
New letter of credit issued	(20,000,000)
Total Annual Surplus	7,277,203



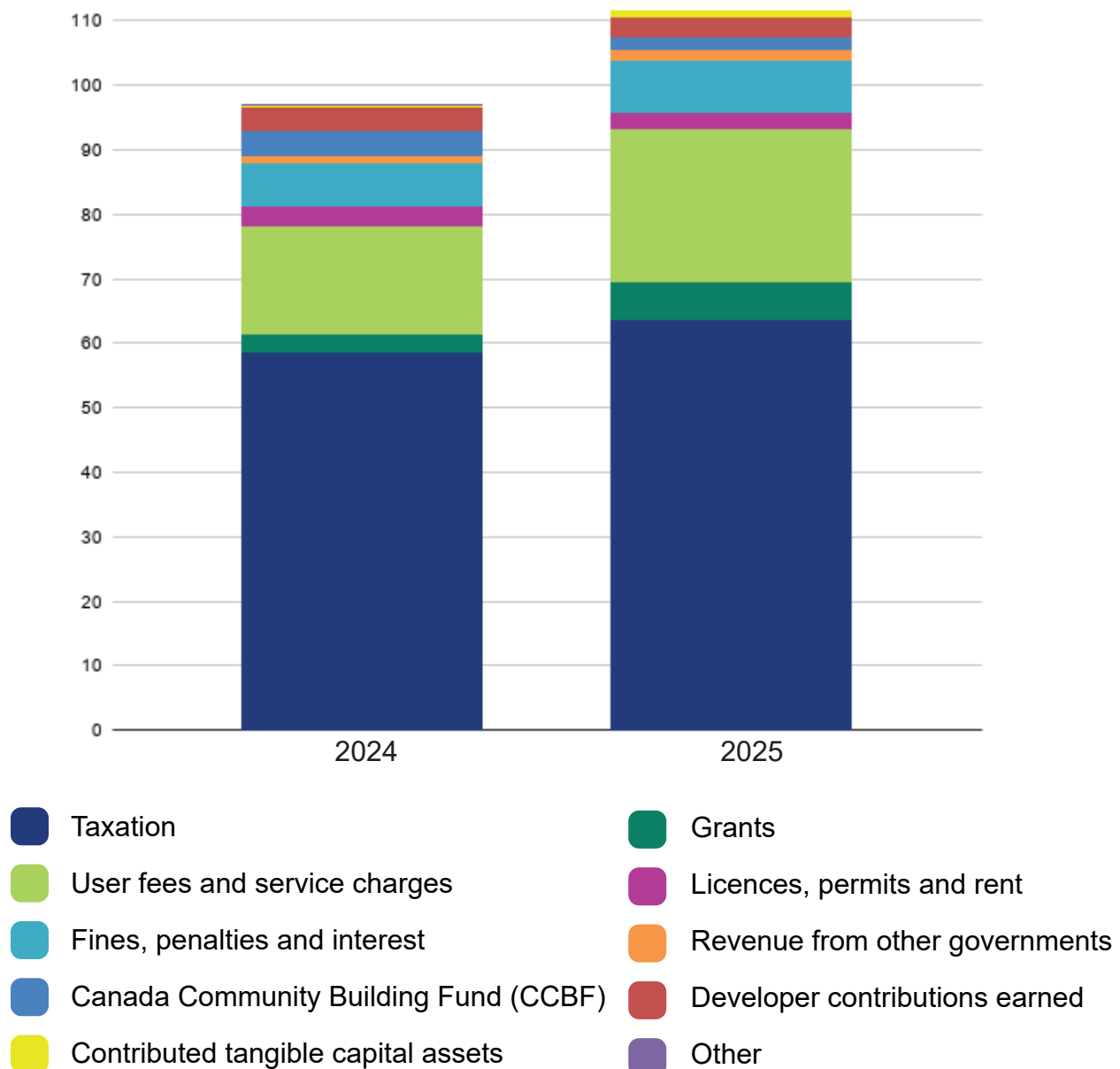
Revenue

Total revenue increased by approximately \$14.5 million compared to the previous year due to a variety of conditions.

User fees and service charges increased in 2025 by \$7.0 million mainly driven by stormwater, water and wastewater fee collections.

Taxation increased \$5.1 million in 2025 largely attributable to assessment base growth through new homes, as well as the new business park on Woodbine Ave., and our dedicated infrastructure levy.

Grant based revenues increased by \$2.9 million in 2025 driven by recognized funding from the Building Faster Fund.



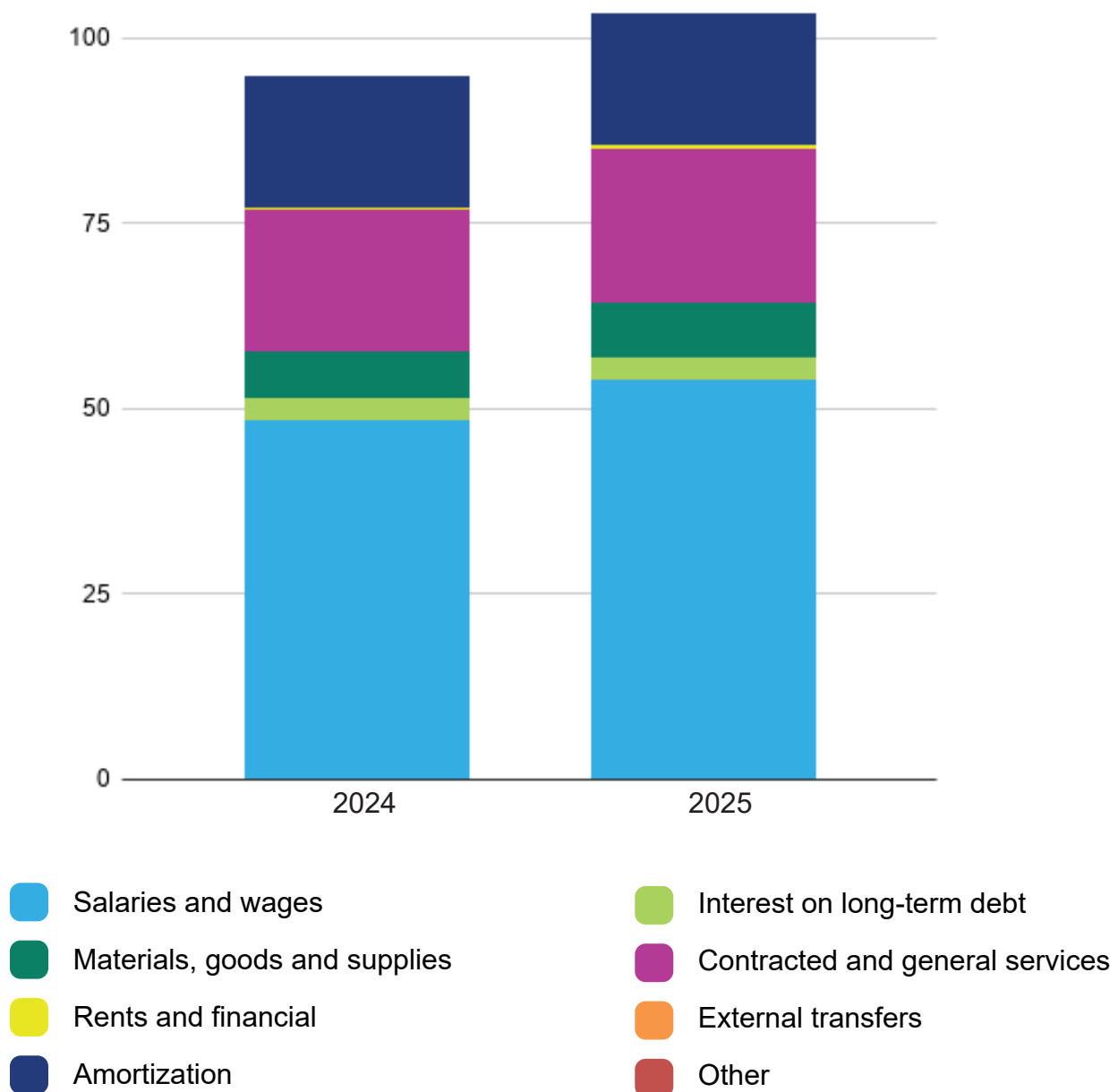
Expenses

Overall expenses increased by approximately \$8.6 million compared to the previous year.

The Town saw an increase of \$5.3 million in salaries and wages, driven by cost of living and collective agreement increases, retroactive payments through collective agreements, and growth related staffing increases to maintain service levels.

Contracted and general services increased by \$1.7 million, which included new charges for the automated speed enforcement costs.

Materials, goods and supplies increased by \$1.2 million, driven by increased winter clearing supplies.



Tangible Capital Assets

The Consolidated Statement of Financial Position reports an Accumulated Surplus of \$432,722,533 which includes Tangible Capital Assets of \$478,118,051 as listed in Schedule 1 of the financial statements.

Schedule 1 of the Town's Audited 2025 Consolidated Financial Statements includes a Summary of Tangible Capital Assets by Asset Category.

At the end of the 2025 fiscal year, the historical cost of the Town's tangible capital assets is \$734.4 million. Of this cost, \$256.3 million is the portion of the cost that represents the service life of the tangible capital assets that has already been consumed and amortized as an expense. In 2025, the Town's annual amortization expense was \$17.9 million. The remainder of \$478.1 million (Net Book Value) is to be amortized in future years and it is this amount that is shown on the Consolidated Statement of Financial Position.

As noted on Schedule 1 of the Consolidated Financial Statements, Summary of Tangible Capital Assets by Asset Category, the Town had capital work-in-process totalling \$51.4 million at the end of the 2025 fiscal year.

As reported on the Consolidated Statement of Operations and Accumulated Surplus, in 2025 the Town expensed a "net loss on disposal of tangible capital assets" in the amount of \$797,123. This loss reflects the residual of any sale/disposal proceeds of an asset less the net book value of the asset.





Consolidated Statement of Cash Flows

At the end of 2025 the Town held \$46.8 million in cash and cash equivalents, which is an increase of \$3.2 million over the prior year. The increase in cash was largely attributable to the increase in tangible capital assets, and long-term debt repayments, partially offset by the issuance of new long-term debt, and cash generated from operating activities.

Cash Flow and Liquidity

The Town's cash and cash equivalents (including portfolio investments) of \$94.2 million reported on the Consolidated Statement of Financial Position reflect a decrease of approximately \$2.2 million during the 2025 fiscal year, as detailed in the Consolidated Statements of Cash Flows. Positive cash balances indicate the Town's ability to cover liability obligations as they arise and to maintain funds set aside for sustainability of service delivery now and in the future.

That portion of the Town's total cash and temporary investments that is restricted with respect to their use is \$35.7 million as described in Note 14 to the Consolidated Financial Statements. This amount reflects cash amounts that must be spent in accordance with Planning and Development Charges Act provisions, as well as the Canada Community Building Fund Agreement.

The Town monitors cash and cash equivalent levels as a key indicator of short-term financial liquidity and the ability to meet operational and capital obligations as they become due. At the end of the 2025 fiscal year, total cash and cash equivalents represented 91.0 per cent of annual operating expenses, compared to 101.6 per cent in 2024.

The decline in this indicator reflects a planned reduction in cash balances during the year, primarily attributable to capital project expenditures, timing differences related to development charge collections and spending, and the use of reserves and restricted funds for approved infrastructure and service delivery initiatives. Despite the decrease, the Town continues to maintain a strong liquidity position, with sufficient cash resources to support ongoing operations, debt obligations, reserve commitments, and future capital requirements.

Long-term Debt Position

At the end of the 2025 fiscal year, following principal payments of \$3.8 million, the Town held long-term debt obligations totalling \$65.1 million. The Town's long-term debt consisted of \$49.8 million funded through development charges, \$7.8 million funded through user rates, and \$7.5 million funded through the tax levy. Note 17 of the Consolidated Financial Statements includes a summary of the Town's long-term debt.

Operating and Capital Reconciliation

The 2025 annual operating surplus arising through budget variances is \$405,048; which represents 0.50 per cent net variance from gross operating tax levy budget.

The 2025 Capital funding balance reflects a deficit of \$8,099,633. This deficit includes internal borrowings from reserves, and projects to be debentured once completed.

The Procurement Policy provides the Deputy Chief Administrative Officer (DCAO) and Treasurer with the authority to fund and close completed capital projects, subject to the following limits:

- Twenty-thousand dollars (\$20,000), where the Council-approved budget for the project is one-hundred thousand dollars (\$100,000) or less; or
- The lesser of fifty-thousand dollars (\$50,000) and twenty per cent of the Council-approved budget for the project, where the Council approved budget for the project exceeds one-hundred thousand dollars (\$100,000).

The Deputy CAO/Treasurer approved 10 projects amounting to \$41,011.

In 2025, 18 projects were completed below the budgeted amount. The total savings realized on these 18 projects was \$308,070 which were allocated back to the reserves.

Operating Variances

The Consolidated Statement of Operations and Accumulated Surplus contains the revenues and expenditures for the fiscal year and the budgeted amounts. It is important to note that the "budgeted" amounts are stated in accordance with PSAB and do not include inter-fund transfers, such as contributions to and draws from reserves. Note 3 to the Financial Statements provides a reconciliation of the Council's approved 2025 Budget to the budget as stated in the Consolidated Statement of Operations and Accumulated Surplus.

The most significant budget variances reported on the Consolidated Statement of Operations and Accumulated Surplus relate to revenue as listed in Table 3 below. Budget variances related to expenses are primarily due to capital investments that have been expensed rather than capitalized, since they are not "tangible" capital assets, such

as studies and minor capital items. Many of these amounts will be offset by equivalent revenues or transfers from reserve funds. Further, the Town does not budget for amortization expenses.

Table 3 - 2025 Accumulated Surplus

Revenue	2025 Budget	2025 Actual	Variance	Explanation
User fees and service charges	18,831,695	23,865,812	5,034,117	Positive trend in recreation and park programming & Anticipated Lake Drive Shoreline Jurisdiction recoveries
Government Grants	9,322,756	5,818,407	(3,504,349)	BFF & Housing action plan grants have been deferred
Investment income	1,030,890	4,761,377	3,730,487	Investment income is higher than expected for reinvested capital gains with the majority of the excess amount allocated to reserves
Revenue from other governments	5,757,370	1,425,821	(4,331,549)	Deferral of High Street streetscape recoveries related to the York Region share of infrastructure
Developer contributions earned	13,074,780	2,982,247	(10,092,533)	Developer funding is not recognized as revenue until the work is performed

Financial Management and Control

Financial Policies:

Asset Management Plans – The Town has successfully completed the Asset Management Plans for Core and Non-Core Infrastructure. Asset management is the systematic and coordinated activities and practices of an organization to optimally and sustainably deliver on its service level objectives through the cost-effective lifecycle management of assets.

Cash Handling Policy – This policy provides general guidelines for properly safeguarding, depositing and recording payments received.

Corporate Debt Management Policy – Policy that provides a general framework on the types and terms of any borrowing for the Town of Georgina, to accommodate the future capital needs of the Town while maintaining responsible and prudent fiscal management.

Financial Information Return – A Financial Information Return (FIR) will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) on an annual basis. The information in the FIR will be consistent with the information in the audited financial statements.

Investment Policy – A policy that governs the management of the corporation's short and long-term, surplus cash, sinking funds, reserves and reserve funds, and trust funds. This policy also ensures the prudent management of the corporation's investment portfolio.

Long-range Financial Plan – All departments will participate in the responsibility of meeting policy goals and ensure long term financial health. Future service plans and program initiatives will be developed to reflect current policy directives, projected resources, and future service requirements.

Municipal Rates and Fees Bylaw – Approved by Council, the rates and fees bylaw sets out user fees and charges for various municipal goods and services. The fees are set to ensure that they are sufficient to recover all direct and indirect costs of service.

Procurement Policy – Purchases will be made in accordance with the municipality's Procurement Policy.

Purchasing Card Policy – Provides guidelines for the use of corporate credit cards and to ensure staff are responsible and accountable in regard to municipal credit card purchases.

Reserve Fund Policy Consolidation – Strategic consolidation of the Town's reserves and reserve funds.

Surplus Deficit Policy – Mechanism to automatically set aside additional funds for the Town's reserves in order to meet the needs of the Town's future funding requirements.

Tangible Capital Assets (TCA) Policy – In accordance with PS 3150, PS 3060, PS 3065 and their respective representation on the financial statements of the Town. Establish a consistent approach to accounting of tangible capital assets.

Water and Wastewater Financial Plan – Ensure that the Town's water and wastewater system are financially sustainable.

Water and Wastewater Rates – Approved by Council annually, the water and wastewater charges ensure that there are sufficient funds to recover all direct and indirect costs of service.

Financial Procedures:

Budget

Fund Accounting:

Financial information is prepared in accordance with a fund structure which consists of an operating fund, capital fund and reserve funds.

A fund is defined as a segregation of assets and related liabilities that is administered as a separate accounting entity. Each fund has its own assets and debts and raises or is granted its own money for its own purposes and records its own expenditures.

Operating Budget:

Operating budget covers the day-to-day expenses of running the municipality. The operating budget focuses on delivering the consistent, reliable services that residents and businesses expect. The financial decisions we make today are critical to the long-term sustainability of the Town. The budget reflects corporate strategic plans and the needs of the community.

Managers, directors and finance staff have gone line by line through every operating budget to ensure we were able to deliver the lowest possible operating increase without impacting capital infrastructure or the level of service that residents rely upon.

Operating Budget Revenue:

The Town of Georgina, like most Ontario municipalities, uses a variety of revenue and funding sources to pay for a wide range of services.

- **Property taxes** – Largest source of municipal revenue, this is calculated by applying the municipal tax rate by the property assessment as determined by MPAC.
- **User fees** – These fees are paid for by the specific user or group of users, including residents and non-residents, rather than property owners through the municipal tax base. The budget incorporates various revenue estimates associated with user fees. These fees have been approved in various bylaws and updated throughout the past few years, and include such items as the fire services fees, recreation fees, development charges fees and building department fees. The operating budget has been adjusted for new fees and known increases, a conservative approach has been taken in estimating the total revenues from the fees in the various areas.
- **Water and wastewater rates** – Water consumption and wastewater usage charges are based on how much water a property uses. Consumption is measured by the water meter.
- **Stormwater rates** – A reliable and sustainable approach to stormwater management. A charge levied on property owners to maintain stormwater infrastructure.
- **Grants** – Funding received by government grants to fund operating activities makes up only a small part of the municipal budget. It is important to ensure the municipality can operate on its own without reliance on other levels of government.
- **Other** – Miscellaneous revenues such as permits and licences.

Capital Budget

- The Town's capital budget covers large infrastructure and other long-term projects. There are four main sources of funding and financing for capital projects: reserve funds, debt financing, development charges and grants.

Financial Planning:

The Town's updated Asset Management Plan establishes a long-term financial strategy to maintain and renew core and non-core infrastructure while meeting Ontario Regulation 588/17 requirements. The plan outlines a 15-year funding strategy for tax-supported assets, requiring an annual increase of 1.5 per cent each year to eliminate the infrastructure funding gap by 2039.

- This table presents a corporate-level overview of the Town's 10-year capital plan, organized by department. While the Town approves budgets annually, this multi-year outlook is used for long-term planning purposes and is presented in current (noninflated) dollars.



10 Year Capital Plan Summary

Department	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Non-growth related expenditures											
Operations and Infrastructure	10,163,500	10,109,940	9,981,700	12,068,550	6,311,620	6,752,410	7,863,380	9,915,940	9,789,580	10,473,430	93,430,050
Stormwater	1,055,000	1,667,370	1,982,420	3,672,380	1,703,320	1,951,140	1,431,380	2,358,030	1,200,000	1,328,560	18,349,600
Water and Wastewater	7,200,500	2,443,120	2,504,150	1,315,000	4,856,850	1,235,000	4,002,500	626,900	2,079,200	1,273,700	27,536,920
Community Services	6,055,700	2,546,700	4,112,570	7,197,800	5,578,500	2,632,700	7,330,670	3,543,700	4,130,700	4,825,700	47,954,540
Fire and Rescue Services	456,200	935,400	244,870	264,870	4,053,155	200,480	416,880	260,630	1,694,275	17,714,805	26,241,565
Development Services	565,000	164,850	147,420	88,060	100,000		327,600			1,117,935	2,510,865
Office of the Deputy CAO				60,000				60,000			120,000
Corporate Services	636,000	1,470,000	450,000	285,000	310,000	225,000	545,000	360,000	310,000	225,000	4,816,000
Library	67,500	110,000	70,000	90,000	10,000	50,000	10,000	10,000	10,000	10,000	437,500
26,199,400	19,447,380	19,492,930	25,041,660	22,923,445	13,046,730	21,927,410	17,075,200	19,273,755	36,969,130	221,387,040	
Growth related expenditures											
Operations and Infrastructure	612,500	904,250	642,590	994,250	332,590	604,250	292,590	92,590	92,590	92,590	4,660,790
Stormwater	507,500										507,500
Water and Wastewater	1,555,000	2,182,680			2,121,600						5,859,280
Community Services	6,244,100	4,520,300	5,312,890	3,788,400	12,415,920	1,153,300	2,047,020	3,773,160	53,300	53,300	39,361,690
Fire and Rescue Services	15,300,000	861,000			1,456,875		100,000		555,000	6,721,050	24,993,925
Development Services	2,035,000	1,483,650	290,180	1,092,540	670,000	1,450,000	4,737,900	1,789,500	50,000	656,565	14,255,335
Office of the Deputy CAO				70,000	70,000				70,000	70,000	280,000
Corporate Services											-
Library	10,000	166,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	36,250	466,250
26,264,100	10,116,130	6,281,910	5,981,440	17,103,235	3,243,800	7,213,760	5,691,500	857,140	7,629,755	90,384,770	
Total annual capital expenditures	52,463,500	29,565,510	25,774,840	31,023,100	40,026,680	16,290,530	29,141,170	22,766,700	20,130,895	44,598,885	311,781,810
Non-growth related funding											
Capital reserve - tax funded	9,880,900	11,520,540	9,787,175	10,620,360	7,095,400	6,044,240	10,534,695	10,273,920	10,483,205	9,301,570	95,542,025
Capital reserve - rate funded	2,066,500	3,882,190	3,459,220	4,987,380	6,560,170	3,186,140	5,433,880	2,984,930	3,279,200	2,602,260	38,441,870
Capital reserve - building	75,000										75,000
Cash-in-lieu of parkland	1,394,500	13,350	1,166,185	1,880,900	1,671,750	13,350	2,155,835	13,350	13,350	13,350	8,335,920
Reserve funds - CCBF	3,118,115	1,503,000	1,503,000	1,503,000	1,503,000	1,503,000	1,503,000	1,503,000	1,503,000	1,503,000	16,645,115
Debtenture - tax funded	5,809,000	228,300	1,027,350	3,750,000	3,793,125				1,695,000	21,248,950	30,737,075
Debtenture - rate funded	3,825,385	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	24,525,365
Grants											7,064,650
Other revenue	30,000										30,000
26,199,400	19,447,380	19,492,930	25,041,660	22,923,445	13,046,730	21,927,410	17,075,200	19,273,755	36,969,130	221,387,040	
Growth related funding											
Development charges	10,964,100	10,118,130	6,281,910	5,981,440	15,646,360	3,243,800	7,213,760	5,691,500	302,140	908,705	66,351,845
Debtenture - development charges	15,300,000				1,456,875				555,000	6,721,050	24,032,925
26,264,100	10,118,130	6,281,910	5,981,440	17,103,235	3,243,800	7,213,760	5,691,500	857,140	7,629,755	90,384,770	
Total annual capital funding	52,463,500	29,565,510	25,774,840	31,023,100	40,026,680	16,290,530	29,141,170	22,766,700	20,130,895	44,598,885	311,781,810

The Town's updated 10-year capital plan is set at \$311.8 million, which includes \$221.4 million in non-growth-related expenditures and \$90.4 million in growth-related expenditures.

Reserve Funds:

These funds act as a savings account, to set funds aside for cyclic costs like elections and for planned capital costs. Below is an explanation of what some of the reserves are used for.

Tax Rate Stabilization Reserve

The primary purpose of this reserve account is to stabilize the tax increases year-over-year. A secondary purpose is to provide a reserve to fund unexpected projects that may come up outside of budget. Throughout the year, Council has the authority, by Council resolution, to fund unexpected one-time projects that were not identified during the budget. Usually, the recommended funding source for these projects would be the Tax Rate Stabilization Reserve, if sufficient funds exist. Reserve contributions and draws relating to stabilization reserves will vary year-over-year and are dependent on a number of factors, such as contingencies and timing of labour negotiations. The Town has stabilization reserves for water and wastewater, and stormwater which serve a similar purpose to the Tax Rate Stabilization Reserve.

Corporate Capital Reserve

Contributions are made from the operating budget into the Corporate Capital Reserve for new capital infrastructure. Draws are made from the Corporate Capital Reserve when those projects take place. Draws relating to the Corporate Capital Reserve will vary each year depending on current and future capital needs.

Repair and Replacement Reserves

The Town has nine repair and replacement reserves related to facilities, fleet/equipment, roads, parks, stormwater and water/wastewater infrastructure. Any repair or replacement related to these items would be funded from these reserves.

Draws relating to repair and replacement reserves will vary each year depending on replacement schedules and prioritization of asset replacements.

Election Reserve

Funds are set aside each year to ensure there are funds to run the election every four years.

Land Acquisition

The Town currently sets aside \$250,000 per year for potential land acquisitions. Any profits from the sale of land are contributed to this reserve.

Landfill Site

The Town maintains this reserve due to the ongoing testing and possible remediation of the site. This reserve will be drawn down to support closed landfill monitoring in the Operations Division, and then closed and expenditures transferred to the operating budget.

Professional Development and Staff Engagement Reserve

Any excess professional development funds at year-end are contributed into this reserve and can be used for corporate professional development and staff engagement in future years.

Building Division Reserve

The Building Division is mandated to be self-funded. Any surplus or deficit at year-end from the Building Division is either contributed or drawn from this reserve.

Operating Growth Stabilization Reserve

To allocate assessment growth towards growth-related operating expenditures. By setting a portion of it aside each year, the Town will not need to do a large tax increase when these growth-related operating expenditures occur, but rather the tax increase will remain stable.

Civic Centre Reserve

Created in 2023, a new reserve was created to plan for the construction of the approved replacement Civic Centre.

Water and Wastewater Reserves

Reserves funded by water and wastewater rates. These reserves are used for operational stabilization, infrastructure upgrades and replacements of fleet and equipment to ensure the sustainability and reliability of water and wastewater systems. Include the following reserves:

- Water – Fleet and Equipment – Repair and Replacement
- Water – Infrastructure – Repair and Replacement
- Water Rate Stabilization
- Wastewater – Fleet and Equipment – Repair and Replacement
- Wastewater – Infrastructure – Repair and Replacement
- Wastewater Rate Stabilization

Stormwater Reserves

Reserves funded by stormwater rates used to fund capital improvements, maintenance, and repairs of stormwater infrastructure, such as drainage systems, retention basins, and ditches. By maintaining these reserves, the Town ensures it has the necessary financial resources to effectively manage and improve stormwater systems, respond to unforeseen events, and meet regulatory requirements. Include the following reserves:

- Stormwater – Fleet and Equipment – Repair and Replacement
- Stormwater Rate Stabilization
- Stormwater Repair and Replacement

Reserves set aside for specific purposes by Council	2025	2024
Roads Repair and Replacement	12,962,421	11,456,484
Facilities - Repair and Replacement	8,765,863	9,249,283
Tax Rate Stabilization	8,422,433	6,511,513
Operating Growth Stabilization	7,165,162	6,175,724
Fleet & Equipment - Repair and Replacement	6,896,342	6,687,222
Waterfront Parks	3,959,209	3,636,837
Land Acquisition	3,530,197	2,985,819
Corporate Capital / New Infrastructure	3,334,080	2,967,374
Stormwater - Repair and Replacement	2,156,246	1,156,101
Building Division	2,041,881	2,209,239
Water Rate Stabilization	1,443,939	442,872
Wastewater - Infrastructure - Repair and Replacement	1,086,473	1,399,584
Wastewater Rate Stabilization	809,943	354,329
Water - Fleet and Equipment - Repair and Replacement	601,582	620,434
Tree Compensation	583,624	-
Professional Development and Staff Engagement	499,517	376,020
Water - Infrastructure - Repair and Replacement	439,821	1,317,043
Library Capital	435,622	398,987
Wastewater - Fleet and Equipment - Repair and Replacement	326,167	343,712
Election	296,573	212,573
Stormwater Rate Stabilization	265,801	-
Hall Boards and Business Improvement Areas	171,830	143,771
Community Initiatives Fund	107,983	111,101
Library Professional Development and Staff Engagement	63,582	51,212
Stormwater - Fleet and Equipment - Repair and Replacement	55,367	-
Parks - Repair and Replacement	47,883	156,189
Cooke's Cemetery	33,973	33,976
Cannabis Legislation	26,926	26,926
Waste Disposal - Landfill Site	2,007	13,360
Covid	-	20,188
Keswick Cemetery	(10,634)	(19,199)
Library Stabilization	(41,240)	76,841
Civic Centre	(13,590,678)	(8,570,477)
Total Reserves	52,889,895	50,545,038

Rob Wheeler

Deputy Chief Administrative Officer and Town Treasurer

June 17, 2026

Consolidated Financial Statements of

THE CORPORATION OF THE TOWN OF GEORGINA

And Independent Auditor's Report thereon

Year ended December 31, 2025

**KPMG LLP**

Vaughan Metropolitan Centre
 100 New Park Place, Suite 1400
 Vaughan, ON L4K 0J3
 Canada
 Telephone 905 265 5900
 Fax 905 265 6390

INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Residents and Taxpayers of The Corporation of the Town of Georgina

Opinion

We have audited the consolidated financial statements of The Corporation of the Town of Georgina (the Entity), which comprise:

- the consolidated statement of financial position as at December 31, 2025
- the consolidated statement of operations and accumulated surplus for the year then ended
- the consolidated statement of changes in net debt for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the Entity as at December 31, 2025, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the **"Auditor's Responsibilities for the Audit of the Financial Statements"** section of our auditor's report.

We are independent of the Entity in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Page 2

Other Information

Management is responsible for the other information. Other information comprises:

- the information, other than the financial statements and the auditor's report thereon, included in the Annual Report 2025.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit and remain alert for indications that the other information appears to be materially misstated.

We obtained the information, other than the financial statements and the auditor's report thereon, included in the Annual Report 2025 as at the date of the auditor's report.

If, based on the work we have performed in this other information, we conclude that there is a material misstatement of this other information, we are required to report that the fact in this auditor's report.

We have nothing to report in this regard.

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.



Page 3

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Entity's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Entity's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Entity to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the group as a basis for forming an opinion on the group financial statements. We are responsible for the direction, supervision and review of the audit work performed for purposes of the group audit. We remain solely responsible for our audit opinion.

Chartered Professional Accountants, Licensed Public Accountants

THE CORPORATION OF THE TOWN OF GEORGINA

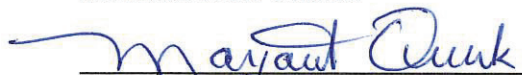
Consolidated Statement of Financial Position

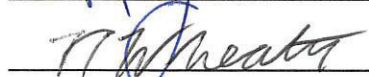
Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Financial Assets		
Cash and cash equivalents (note 7)	\$ 46,758,719	\$ 43,594,494
Portfolio investments (note 8)	47,404,959	52,753,952
Taxes receivable (note 9)	17,880,656	12,318,870
Water and sewer charges receivable	4,015,602	4,534,485
Accounts receivable (note 10)	13,702,729	9,845,121
	129,762,665	123,046,922
Financial Liabilities		
Accounts payable and accrued liabilities (note 11)	36,574,444	23,679,724
Asset retirement obligations (note 12)	427,937	427,937
Short-term loan (note 13)	20,000,000	—
Deferred revenue - obligatory reserve funds (note 14)	35,706,605	37,223,719
Employee future benefits payable (note 15)	4,748,518	4,221,519
Long-term debt (note 17)	65,131,094	68,980,182
Deferred revenue	13,334,655	11,928,636
	175,923,253	146,461,717
Net debt	(46,160,588)	(23,414,795)
Non-financial assets:		
Inventory held for own use	110,089	237,732
Prepaid expenses and deposits	654,981	931,185
Tangible capital assets (Schedule 1)	478,118,051	447,691,208
	478,883,121	448,860,125
Contractual obligations and contingencies (note 19)		
Accumulated surplus (note 20)	\$ 432,722,533	\$ 425,445,330

See accompanying notes to consolidated financial statements.

On behalf of the Council:

 Mayor

 Treasurer

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Statement of Operations and Accumulated Surplus

Year ended December 31, 2025, with comparative information for 2024

	Budget 2025 (note 3)	2025	2024
Revenue:			
Property taxation	\$ 61,406,280	\$ 63,575,928	\$ 58,468,731
User fees and service charges	18,831,695	23,865,812	16,863,527
Government grants and contributions (note 18)	9,322,756	5,818,407	2,906,989
Fines, penalties and interest	2,775,000	3,571,669	1,868,314
Licenses and permits	2,429,000	1,859,277	2,363,354
Investment income	1,030,890	4,761,377	4,832,620
Revenue from other governments	5,757,370	1,425,821	1,189,542
Canada Community Building Fund (CCBF) earned	1,670,560	2,171,481	4,082,058
Developer contributions earned	13,074,780	2,982,247	3,547,846
Rents and concessions	426,240	516,822	487,636
Contributed tangible capital assets	41,600	1,000,602	390,990
Other	—	1,676	4,859
	116,766,171	111,551,119	97,006,466
Expenses:			
Recreation and cultural services	28,740,590	30,257,653	30,030,102
Protection to persons and property	17,027,501	18,979,130	16,018,383
Transportation services	16,027,508	18,055,654	16,493,785
General government	15,690,562	16,205,943	14,195,977
Environmental services	18,577,781	15,573,259	13,548,239
Planning and development services	5,211,436	3,944,923	4,127,987
Health services	74,501	64,767	78,334
Social and family services	346,181	395,464	355,909
	101,696,060	103,476,793	94,848,716
Annual surplus before the undernoted	15,070,111	8,074,326	2,157,750
Loss on disposal of tangible capital assets	—	(797,123)	(7,373)
Annual surplus	15,070,111	7,277,203	2,150,377
Accumulated surplus, beginning of year	423,294,953	425,445,330	423,294,953
Accumulated surplus, end of year	\$ 438,365,064	\$ 432,722,533	\$ 425,445,330

See accompanying notes to consolidated financial statements.

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Statement of Changes in Net Debt

Year ended December 31, 2025, with comparative information for 2024

	Budget (note 3)	2025	2024
Annual surplus	\$ 15,070,111	\$ 7,277,203	\$ 2,150,377
Acquisition of tangible capital assets	(105,725,426)	(49,253,395)	(31,645,141)
Loss on disposal of tangible capital assets	—	797,123	7,373
Amortization of tangible capital assets	—	17,888,554	17,662,052
Proceeds on sale of tangible capital assets	—	140,875	89,780
	(90,655,315)	(23,149,640)	(11,735,559)
Changes in inventory held for own use	—	127,643	(8,466)
Changes in prepaid expenses and deposits	—	276,204	(399,687)
	—	403,847	(408,153)
Change in net debt	(90,655,315)	(22,745,793)	(12,143,712)
Net debt, beginning of year	(23,414,795)	(23,414,795)	(11,271,083)
Net debt, end of year	\$ (114,070,110)	\$ (46,160,588)	\$ (23,414,795)

See accompanying notes to consolidated financial statements.

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Statement of Cash Flows

Year ended December 31, 2025, with comparative information for 2024

	2025	2024
Cash provided by (used in):		
Operating activities:		
Annual surplus	\$ 7,277,203	\$ 2,150,377
Amortization expense	17,888,554	17,662,052
Loss on disposal of tangible capital assets	797,123	7,373
Contributed tangible capital assets	(927,048)	(355,000)
Changes in non-cash item balances:		
Taxes receivable	(5,561,786)	(1,849,509)
Water and sewer charges receivable	518,883	(887,869)
Accounts receivable	(3,857,608)	(441,023)
Inventory held for own use	127,643	(8,466)
Prepaid expenses and deposits	276,204	(399,687)
Accounts payable and accrued liabilities	12,894,720	(3,502,926)
Deferred revenue - obligatory reserve funds	(1,517,114)	3,011,864
Deferred revenue	1,406,019	1,861,165
Employee future benefits payable	526,999	217,253
	29,849,792	17,465,604
Capital activities:		
Acquisition of tangible capital assets	(48,326,347)	(31,290,141)
Proceeds from sale of tangible capital assets	140,875	89,780
	(48,185,472)	(31,200,361)
Investing activities:		
Disposal (acquisition) of portfolio investments	5,348,993	(3,495,703)
Financing activities:		
Principal repayment on long-term debt	(3,849,088)	(3,127,187)
Issuance of long-term debt	—	10,935,627
Increase in short-term loan	20,000,000	—
	16,150,912	7,808,440
Increase (decrease) in cash and cash equivalents	3,164,225	(9,422,020)
Cash and cash equivalents, beginning of year	43,594,494	53,016,514
Cash and cash equivalents, end of year	\$ 46,758,719	\$ 43,594,494

See accompanying notes to consolidated financial statements.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements

Year ended December 31, 2025

The Town of Georgina (the "Town") is a lower-tier municipality in the Region of York (the "Region"), Province of Ontario, Canada. It conducts its operations guided by the provisions of provincial statutes such as the Municipal Act, Municipal Affairs Act and related legislations.

1. Significant accounting policies:

The consolidated financial statements of the Town are the representation of management and have been prepared in accordance with generally accepted accounting principles for local governments as recommended by the Public Sector Accounting Board ("PSAB").

Significant accounting policies adopted by the Town are as follows:

(a) Reporting entity:

These consolidated financial statements reflect the financial assets, liabilities, revenue and expenses, changes in accumulated surplus and changes in net assets of the reporting entity. The reporting entity is comprised of all organizations, local boards and committees accountable for the administration of their financial affairs and resources, to the Town, and which are owned or controlled by the Town. Accordingly, the following are consolidated in these financial statements:

- Belhaven Community Hall Board
- Egypt Community Hall Board
- Port Bolster Community Hall Board
- Udora Community Hall Board
- Georgina Public Library Board (the "Library")
- Cooke's Cemetery Board
- Keswick Cemetery Board
- Uptown Keswick Business Improvement Area Board
- Jackson's Point Village Association Business Improvement Area Board
- Downtown Sutton Merchants Business Improvement Area Board

All material inter-entity transactions and balances are eliminated on consolidation.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

The operations of the school boards and the Region are not reflected in the Town's financial statements except to record any resulting receivable or payable balance with the Town at year-end.

Trust funds and their related operations administered by the municipality are not consolidated, but are reported separately in the Trust Fund Statement of Continuity and The Trust Fund Balance Sheet.

(b) Cash and cash equivalents:

Cash and cash equivalents are comprised of cash on hand and cash held in financial institutions and temporary investments with maturities of three months or less.

(c) Portfolio investments:

Portfolio investments are recorded at cost unless there has been a decline in the market value which is other than temporary in nature in which case the investments are written down to market value.

(d) Accrual accounting:

Revenue is recorded on the accrual basis of accounting, whereby revenue is recognized as it is earned and measurable. Expenses are recognized in the year goods and services are acquired and a liability is incurred or transfers are due.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(e) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(i) Tangible capital assets:

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

Land improvements	12-100 years
Buildings and building components	15-50 years
Transportation network (includes roads, sidewalks, bridges and structures, street lights, etc.)	10-50 years
Vehicles	5-20 years
Machinery and equipment	5-40 years
Information technology	3-7 years
Library collections	7 years
Pumping stations	20-100 years
Sanitary sewer	70-100 years
Storm sewer	50-100 years
Water linear	70-100 years

Assets are amortized in the year of purchase or in-service date. Annual amortization is charged in the year of acquisition for pooled assets. Assets under construction are not amortized until the asset is available for productive use, at which time they are capitalized.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(ii) Asset retirement obligations:

An asset retirement obligation is recognized when, as at the financial reporting date, all of the following criteria are met:

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

The liability for the removal of asbestos in several buildings owned by the Town has been recognized based on costs related to the removal and post-removal care of the asbestos in these buildings. The liability is determined based on the undiscounted cash flows that will be required in the future to remove or remediate the asbestos containing material in accordance with current legislation, calculated on a cost per square foot basis, which was applied to the buildings built before 1990. Assumptions used in the calculations are revised on an annual basis.

The recognition of a liability resulted in an accompanying increase to the respective tangible capital assets. The increase to the tangible capital assets is being amortized in accordance with the depreciation accounting policies outlined in (e).

The estimate of the asset retirement costs include costs directly attributable to the asset retirement activities and are recorded as a liability and an increase to the related tangible capital assets. Where an asset is not recognized on the consolidated statement of financial position or is not in productive use, the estimated asset retirement costs are expensed.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

The carrying value of the liability is reconsidered at each financial reporting date with changes to the timing or amount of original estimate of cash flows recorded as an adjustment to the asset retirement obligation and tangible capital assets. Actual costs incurred are charged against the asset retirement obligation to the extent of the liability recorded. Differences between the actual costs incurred and the liability are recognized in the consolidated statement of operations and accumulated surplus when remediation is complete.

(iii) Contribution of tangible capital assets:

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt, and that fair value is also recorded as revenue.

(iv) Interest capitalization:

Interest is capitalized during the period of construction whenever external debt is issued to finance the construction of tangible capital assets.

(v) Leases:

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

(f) Employee future benefits payable:

Vacation entitlements are accrued for as entitlements are earned.

The Town accrues for its obligations under other future employee programs and the related costs. The Town has adopted the following accounting policies:

- The cost of the benefits earned by employees is actuarially determined using the projected benefit method prorated on service and management's best estimate of retirement ages of employees and expected health care and dental costs.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

- The present value of the cost of providing employees with other future benefit programs is expensed when employees earn these entitlements through service.
- Net actuarial gains and losses related to the employee benefits are amortized over the estimated average remaining useful life of the employees.

(g) Pension Plan:

The Town makes contributions to the Ontario Municipal Employees Retirement System ("OMERS"), which is a multi-employer pension plan, on behalf of all permanent, full-time members of its staff. The plan is a defined benefit plan that specifies the amount of the retirement benefit to be received by eligible employees based on the length of credited service and the average earnings. The Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the pension plan, including investment of assets and administration of the benefits. The Town uses defined contribution plan accounting principles for the plan because insufficient information is available to apply defined benefit plan accounting principles. As such, the Town's contributions due during the year are expensed as incurred.

(h) Deferred revenue:

(i) Unearned user charges and fees:

Deferred revenue includes user charges and fees which have been collected but for which the related services have not yet been performed. These amounts will be recognized as revenue in the fiscal year the services are performed.

(ii) Obligatory reserve funds:

Deferred revenue includes funds received for specific purposes such as development charge contribution, parkland and federal Canada Community Building Fund revenue which are externally restricted by legislation, regulation or agreement and are not available for general municipal purposes. These funds, by their nature, are restricted in their use and, until applied to applicable capital works, are recorded as deferred revenue. Amounts applied to qualifying capital projects are recorded as revenue in the fiscal year they are expended.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(i) Reserves and reserve funds:

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

(j) Revenue recognition:

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. For property taxes, the taxable event is the period for which the tax is levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts.

Charges for sewer and water usage are recorded as user fees. Connection fee revenue is recognized when the connection has been established.

Sales of service and other revenue including user fees and service charges, revenue from other municipalities, and rents and concessions is recognized on an accrual basis.

User fees and other revenues are recognized when the services are performed or goods are delivered, collection of the relevant receivable is probable, persuasive evidence of an arrangement exists and fees are fixed or determinable. Amounts received for future services are deferred until the service is provided.

(k) Investment income:

Investment income earned is reported as revenue in the year earned. Investment income earned on development charges (obligatory reserve funds) is added to the fund balance and forms part of the deferred revenue balance.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(l) Government transfers:

Government transfers include entitlements, transfers under shared cost agreements, and grants. Government transfers are recognized as revenue in the consolidated financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfers are recognized in the consolidated statement of operations and accumulated surplus as the stipulation liabilities are settled.

(m) Use of estimates:

The preparation of consolidated financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenues and expenses during the reporting year. The principal estimates used in the preparation of these consolidated financial statements include the useful life and valuation of tangible capital assets, and valuation of employee future benefits.

In addition, the Town's implementation of public sector accounting standard ("PS") 3280 Asset Retirement Obligations has resulted in the requirement for management to make estimates regarding the useful lives of affected tangible capital assets and the expected retirement costs, as well as the timing and duration of these retirement costs.

Actual results could differ from these estimates.

(n) Budget figures:

Budget figures have been reclassified for the purposes of these consolidated financial statements to comply with PSAB reporting requirements. The approved operating and capital budgets are reflected on the consolidated statement of operations and accumulated surplus and on the consolidated statement of change in net debt. The budgets established for capital investment in tangible capital assets are on a project-oriented basis, the costs of which may be carried out over one or more years and, therefore, may not be comparable with current year's actual expense amounts.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

1. Significant accounting policies (continued):

(o) Public private partnerships:

PS 3160, Public Private Partnerships ("P3s"), provides standards for accounting and reporting infrastructure assets and liabilities arising from P3 arrangements in the public sector. It applies to arrangements where a public sector entity collaborates with a private sector partner to design, build, acquire, or improve infrastructure; finance the project beyond its readiness for use; and operate and/or maintain the infrastructure. The standard requires recognition of the infrastructure asset and a corresponding liability when the public sector entity controls the asset's purpose, use, and residual interest, and expects to benefit from its service potential while being exposed to related risks. The asset is initially measured at cost, representing its fair value at the recognition date, and subsequently amortized over its useful life. The liability is measured based on the nature of consideration provided to the private partner, following either the financial liability model or the user-pay model. There is no impact of this standard for the year ended December 31, 2025.

(p) Revenue:

PS 3400, Revenue, provides a single framework to categorize revenues to enhance the consistency of revenue recognition and its measurement. It distinguishes between exchange transactions (with performance obligations) and non-exchange transactions is recognized (without performance obligations). Revenue from exchange transactions is recognized when performance obligations are satisfied, while revenue from non-exchange transactions is recognized when the public sector entity has the authority to claim or retain the resources and a past event has occurred. The standard also provides guidance on measuring revenue, including considerations for variable consideration and non-cash transactions.

(q) Purchased intangibles:

PS Public Sector Guideline 8 ("PSG-8"), Purchased Intangibles, provides guidance on recognizing and accounting for purchased intangible assets in the public sector. It defines purchased intangibles as identifiable non-monetary economic resources acquired through an arm's length transaction. The guideline requires recognition when the asset meets the criteria under PS 1000, Financial Statement Concepts, and PS 3210, Assets. However, it does not prescribe detailed accounting treatment, instead directing entities to existing public sector accounting standards. PSG-8 does not apply to intangibles acquired through transfers, public private partnerships, or inter-entity transactions.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

2. Future accounting pronouncements:

These standards and amendments were not yet effective for the year ended December 31, 2025, and have therefore not been applied in preparing these consolidated financial statements. Management is currently assessing the impact of these standards on the future consolidated statements.

- (a) The conceptual framework for financial reporting in the public sector was revised and 2024-2025 Annual Improvements to Public Sector Accounting Standards ("PSAS") were issued. The PSAB approved amendments providing terminology updates to align various sections of the PSAS Handbook with PSAB's Conceptual Framework and Reporting Model. These revisions and amendments are effective for fiscal years beginning on or after April 1, 2026 (the Town's December 31, 2027 year end).
- (b) PS 1202, Financial Statement Presentation, will replace the current section PS 1201. This guideline is effective for fiscal years beginning on or after April 1, 2026 (the Town's December 31, 2027 year end).
- (c) PS 3251, Employee Benefits, will replace the current sections PS 3250 and PS 3255. The proposed section is currently pending final approval with an expected effective date of April 1, 2029 (the Town's December 31, 2030 year end).
- (d) PS 3150, Tangible Capital Assets. The PSAB has issued amendments related to PS 3150 in May 2025 as a result of implementing its Government Not-for-Profit Strategy, which incorporates the PS 4200 series into public sector accounting standards with potential customization. The amendments to this section are effective for fiscal periods beginning on or after April 1, 2030 (the Town's December 31, 2031 year end).
- (e) PS 3155, Intangible Assets, will replace the current section PSG-8, Purchased Intangibles. The proposed section is current pending final approval and an effective date for the proposed standard is currently not known.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

3. Budget reconciliation:

The authority of Council is required before monies can be spent by the Town. Approvals are given in the form of an annually approved budget. The budget approved by Council differs from the budget in the consolidated statement of operations and accumulated surplus as the Council approved budget has been adjusted to account for material changes due to PSAB reporting requirements. The chart below reconciles the approved budget to the budget figures reported in these consolidated financial statements.

	Revenue	Expenses
Council approved budget	\$ 212,141,511	\$ 212,141,511
Add: amortization expense	—	17,888,554
Less: consolidation adjustments	(32,540,100)	(12,316,100)
Less: PSAB adjustments	(62,835,240)	(20,790,620)
Less: tangible capital assets capitalized	—	(95,227,285)
Adjusted budget per consolidated statement of operations and accumulated surplus	\$ 116,766,171	\$ 101,696,060

4. Financial instruments:

The Town is exposed to a variety of financial risks including credit risk, liquidity risk and market risk:

(a) Credit risk:

Credit risk is the risk of a financial loss to the Town if a customer or counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Town consisting of cash, accounts receivables, and investments.

The Town's credit risk is primarily attributable to its receivables. The amounts disclosed in the consolidated statement of financial position are net of an allowance for doubtful accounts, estimated by management of the Town. The Town does not have any significant past due accounts receivable that are not provided for. The Town actively monitors accounts receivable and has the right to enforce payment as per the contract.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

4. Financial instruments (continued):

The credit risk on cash and investments is limited because the counterparties are chartered banks and financial institutions with high credit ratings assigned by national credit rating agencies. Investments are held in a diversified portfolio of cash and short-term investments, fixed income instruments, global equity and alternative assets through ONE Investment. Through its investments in fixed income, global equity and alternative assets, the Town is indirectly exposed to the credit risk of the underlying investments of those funds. The Town's investments are managed by an investment manager to mitigate risk.

(b) Liquidity risk:

Liquidity risk is the risk that the Town will not be able to meet its financial obligations as they become due. The Town's objective is to have sufficient liquidity to ensure current and future obligations will be met when due. The Town monitors its cash balance and cash flows generated from operations to meet its liquidity requirements.

(c) Market risk:

Market risk is comprised of two types of risk: interest rate risk and currency risk.

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Town is exposed to interest rate risk on its portfolio investments, short-term loans and long-term debt, all of which are regularly monitored. The Town has only issued serial debt with fixed interest rate terms to help mitigate risk.

Currency risk is the risk that the value of financial assets and liabilities denominated in foreign currencies will fluctuate due to changes in their respective exchange rates. The Town is not exposed to any significant currency risk due to limited foreign currency transactions.

5. Trust fund:

The Trust fund administered by the Town amounting to \$189,893 (2024 - \$165,626) is presented in a separate financial statement of trust balances and operations. As such balances are held in trust by the Town for the benefit of others, they are not included in the Town's consolidated statements of financial position or operations.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

6. Operations of school boards and the Region of York:

During 2025, requisitions were made by the district school boards and the Region, requiring the Town to collect property taxes and payments in lieu of property taxes on their behalf. The amounts collected and remitted are summarized as follows:

	2025	2024
School boards	\$ 17,957,366	\$ 17,755,232
Region of York	36,158,514	33,600,184
	<u>\$ 54,115,880</u>	<u>\$ 51,355,416</u>

7. Cash and cash equivalents:

Cash and cash equivalents are segregated as follows:

	2025	2024
Restricted - obligatory reserve funds (note 14)	\$ 35,706,605	\$ 37,223,719
Unrestricted and undesignated	11,052,114	6,370,775
	<u>\$ 46,758,719</u>	<u>\$ 43,594,494</u>

Included in cash and cash equivalents is a high interest saving account with interest rate of 3.328% (2024 - 5.148%) and a balance of \$35,420,934 (2024 - \$29,456,716).

8. Portfolio investments:

Portfolio investments are held with the ONE Investment Program and are comprised of the following:

	2025	2024
Bond Fund with the effective yield rate of 3.0% for the 2025 fiscal year	\$ 17,573,066	\$ 16,902,325
Universe Corporate Bond return on investment of 2.9% for the 2025 fiscal year	21,493,460	20,897,594
Equity Fund return on investment of 21.2% in 2025	8,338,433	14,954,033
	<u>\$ 47,404,959</u>	<u>\$ 52,753,952</u>

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

8. Portfolio investments (continued):

The market value of the bond and equity funds as of December 31, 2025 is \$48,246,106 (2024 - \$55,269,484).

9. Taxes receivable:

	2025	2024
Current year	\$ 12,021,353	\$ 8,278,446
Arrears, previous years	6,172,107	4,308,619
	18,193,460	12,587,065
Less: valuation allowance	(312,804)	(268,195)
	\$ 17,880,656	\$ 12,318,870

10. Accounts receivable:

	2025	2024
Government entities	\$ 4,796,306	\$ 3,503,348
Trade and other receivables	8,916,552	6,351,902
	13,712,858	9,855,250
Less: valuation allowance	(10,129)	(10,129)
	\$ 13,702,729	\$ 9,845,121

11. Accounts payable and accrued liabilities:

	2025	2024
Trade payables and accruals	\$ 29,645,271	\$ 19,942,928
School boards	1,069,260	385,641
Region of York	2,452,594	674,385
Interest on long-term debt	1,017,940	1,040,758
Payroll	2,389,379	1,636,012
	\$ 36,574,444	\$ 23,679,724

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

12. Asset retirement obligations:

The Town owns and operates buildings that are assumed to have asbestos based off criteria, such as building age and condition, which represents a health hazard upon demolition of the building and has a legal obligation to be removed.

A liability has been recognized for the removal of asbestos in multiple buildings owned by the Town, in the amount of \$427,937 (2024 - \$427,937). The amount represents the current value of the liability and is presented on an undiscounted basis.

13. Short-term loan:

In 2025 the Town entered into a short term financing agreement with Ontario Infrastructure and Lands Corporation ("OILC") through the Regional Municipality of York to be used for capital construction costs relating to the Civic Centre. Each advance shall bear interest at a floating rate per annum as determined by OILC based on OILC's cost of funds plus OILC's prevailing spread assigned to the borrower sector for program delivery costs and risks. The amount of short-term borrowing at December 31, 2025 is \$20,000,000 (December 31, 2024 - nil). The loan transferred to long-term debt in 2026, bearing interest at 3.99% per annum, interest and principal is repayable in semi-annual installments of \$1,222,544 and matures May 1, 2036.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

14. Deferred revenue - obligatory reserve funds:

	2025	2024
Development charge reserve funds	\$ 22,411,196	\$ 24,192,914
Recreational land dedicated under the Planning Act	8,181,390	7,480,759
Canada Community Building Fund grant	5,114,019	5,550,046
	<u>\$ 35,706,605</u>	<u>\$ 37,223,719</u>

Continuity of obligatory reserve funds:

Balance at the beginning of the year	\$ 37,223,719	\$ 34,211,855
Development charge collections	3,974,979	7,273,943
Canada Community Building Fund grant	1,735,453	1,880,432
Investment income	1,423,967	1,487,393
Tangible capital assets acquisitions and construction	(8,651,513)	(7,629,904)
Balance at the end of the year	<u>\$ 35,706,605</u>	<u>\$ 37,223,719</u>

15. Employee future benefits payable:

Under the provisions of certain employee benefit plans, an employee who has achieved the appropriate factor as determined by OMERS, is eligible for a retirement pension from OMERS, and is under the age of 65 years will be provided with extended health coverage (drug, vision and dental plan) for a maximum of ten years (firefighters twelve years amended in 2016 as shown in the prior period cost plan amendment). The Town contributes 100% of the insurance premium obligated under this plan.

Actuarial valuations for accounting purposes are performed every three years using the projected benefit method prorated on services. The most recent actuarial valuation report was prepared as at December 31, 2025.

	2025	2024
Employee other future benefits	\$ 2,857,528	\$ 2,777,599
Vacation pay	1,890,990	1,443,920
	<u>\$ 4,748,518</u>	<u>\$ 4,221,519</u>

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

15. Employee future benefits payable (continued):

Total other benefit payments to retirees during the year were \$159,503 (2024 - \$120,084). The plan is unfunded and requires no contributions from employees. The employee other future benefits liability at December 31 is as follows:

	2025	2024
Accrued benefits obligation	\$ 2,636,209	\$ 2,252,551
Unamortized actuarial gain	221,319	525,048
	\$ 2,857,528	\$ 2,777,599

The continuity of the employee other future benefits liability is as follows:

	2025	2024
Balance, beginning of the year	\$ 2,777,599	\$ 2,713,486
Annual amortization of actuarial gains	(18,561)	(30,246)
Current year service cost	141,863	116,202
Interest cost	116,130	98,241
Benefits paid for the year	(159,503)	(120,084)
Balance, end of the year	\$ 2,857,528	\$ 2,777,599

Significant assumptions used are as follows:

	2025	2024
Expected average remaining service life in years	17.1	17.1
Employee future benefits payable as at January 1:		
Interest (discount) rate	4.50%	4.65%
Benefits cost for the year ended December 31:		
Interest (discount) rate	4.75%	4.50%
Dental costs	4.50%	4.50%
Health costs - initial rate	5.80%	5.90%

16. Insurance coverage:

The Town is self insured for insurance claims up to \$50,000 for property, liability and automobile, Councillor's accident, and volunteers for any individual claim and for any number of claims arising out of a single occurrence. Claim costs during the year amounted to \$97,290 (2024 - \$196,439).

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

17. Long-term debt:

The long-term debt issued in the name of the Town, has been approved by by-law. The annual principal and interest payments required to service these debts are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing. The balance of long-term debt reported on the consolidated statement of financial position is made up of the following:

Purpose	Interest rate	Maturity date	2025	2024
Multi-use Recreation Complex, principal and interest is repayable in semi-annual installments of \$1,686,613	4.57%	February, 2049	\$ 48,287,274	\$ 49,414,973
Pefferlaw Fire Hall, principal and interest is repayable in semi-annual installments of \$149,945	3.14%	June, 2051	5,235,504	5,367,874
Dalton Road Watermain, sinking fund payments are payable in April in the amount of \$560,605. Interest is payable semi-annually	2.65%	April, 2029	2,306,203	2,977,704
Cockburn Watermain Project, sinking fund payments are payable in May in the amount of \$87,231. Interest is payable semi-annually	4.05%	May, 2034	2,310,503	2,400,000
Willow Beach water and sewers, principal and interest is repayable in semi-annual installments of \$624,354	4.76%	September, 2026	1,205,538	2,355,722
Link Phase 2 and 3, principal and interest is repayable in semi-annual installments of \$63,339	3.14%	June, 2051	2,211,549	2,267,464
Connell Booster Station, principal and interest is repayable in semi-annual installments of \$76,488	2.84%	June, 2041	1,907,352	2,004,096
Julia Munro Park, principal and interest is repayable in semi-annual instalments of \$128,869	4.27%	July, 2032	1,545,402	1,731,181
Streetlight Retrofit, principal and interest is repayable in monthly installments of \$24,292, which are adjusted for inflation	8.07%	April, 2026	121,769	461,168
			\$ 65,131,094	\$ 68,980,182

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

17. Long-term debt (continued):

Principal repayments for each of the next five years and thereafter are due as follows:

2026	\$ 3,642,518
2027	2,387,102
2028	2,462,150
2029	2,540,496
2030	2,061,683
Thereafter	50,447,933
Interest to be earned on sinking funds	1,589,212
	\$ 65,131,094

Interest expense on long-term debt amounted to \$2,974,386 (2024 - \$3,276,725). Interest paid during the year is \$2,997,205 (2024 - \$1,944,854).

Of the long-term debt, \$65,131,094 (2024 - \$68,980,182) certain principal payments are expected to be recovered from future revenue as follows:

	2025	2024
Water/wastewater user charges	\$ 7,729,596	\$ 9,737,522
Development charges	49,832,676	51,146,154
	\$ 57,562,272	\$ 60,883,676

In 2016, the Town entered into an agreement with Realterm Energy for the purposes of a streetlight retrofit for a term of 10 years.

18. Government grants and contributions:

	2025	2024
Federal	\$ 630,332	\$ 140,519
Provincial	5,188,075	2,766,470
	\$ 5,818,407	\$ 2,906,989

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

19. Contractual obligations and contingencies:

(a) Contractual obligations:

The Town has the following contractual obligations at December 31, 2025:

- (i) The Town entered into a multi-year contract to complete the construction of a replacement Civic Centre. The total purchase commitment of this contract amounts to \$41,850,000 of which \$3,521,043 (2024 - \$27,459,891) relating to this contract has not been expended.

(b) Contingencies:

The Town is subject to a number of legal proceedings. Although, the amount of its exposure with respect to these matters cannot be determined, the Town's management believes that the ultimate disposition of these matters will not have a material impact on its consolidated financial position. No amount has been recorded in these consolidated financial statements related to any liability which may arise relative to these legal proceedings.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

20. Accumulated surplus:

The accumulated surplus is comprised of the following:

	2025	2024
Reserves set aside for specific purposes by Council:		
Roads repair and replacement	\$ 12,962,421	\$ 11,456,484
Facilities - repair and replacement	8,765,863	9,249,283
Tax rate stabilization	8,422,433	6,511,513
Operating growth stabilization	7,165,162	6,175,724
Fleet and equipment - repair and replacement	6,896,342	6,687,222
Waterfront parks	3,959,209	3,636,837
Land acquisition	3,530,197	2,985,819
Corporate capital - new infrastructure	3,334,080	2,967,374
Stormwater - repair and replacement	2,156,246	1,156,101
Building division	2,041,881	2,209,239
Water rate stabilization	1,443,939	442,872
Wastewater - infrastructure and replacement	1,086,473	1,399,584
Wastewater rate stabilization	809,943	354,329
Water - fleet and equipment, repair and replacement	601,582	620,434
Tree compensation	583,624	—
Professional development and staff engagement	499,517	376,020
Water - infrastructure - repair and replacement	439,821	1,317,043
Library capital	435,622	398,987
Wastewater - fleet and equipment - repair and replacement	326,167	343,712
Election	296,573	212,573
Stormwater rate stabilization	265,801	—
Hall Boards and business improvement areas	171,830	143,771
Community initiatives fund	107,983	111,101
Library Professional development and staff engagement	63,582	51,212
Stormwater - fleet and equipment - repair and replacement	55,367	—
Parks - repair and replacement	47,883	156,189
Cooke's cemetery	33,973	33,976
Cannabis legislation	26,926	26,926
Waste disposal - landfill site	2,007	13,360
Covid	—	20,188
Keswick Cemetery	(10,634)	(19,199)
Library stabilization	(41,240)	76,841
Civic centre	(13,590,678)	(8,570,477)
	52,889,895	50,545,038

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

20. Accumulated surplus (continued):

	2025	2024
Surplus (deficit):		
Invested in tangible capital assets (Schedule 1)	478,118,051	447,691,208
Less amount financed by long-term debt (note 17)	(65,131,094)	(68,980,182)
Operating surplus (deficit)	(27,977,864)	838,722
Asset retirement obligations	(427,937)	(427,937)
Employee future benefits (note 15)	(4,748,518)	(4,221,519)
	379,832,638	374,900,292
Accumulated surplus	\$ 432,722,533	\$ 425,445,330

21. Pension agreements:

OMERS provides pension services to approximately 665,000 active and retired members and over 1,000 employers. Each year an independent actuary determines the funding status of OMERS Primary Pension Plan (the "Plan") by comparing the actuarial value of invested assets to the estimated present value of all pension benefits that members have earned to date. The most recent actuarial valuation of the Plan was conducted at December 31, 2025. The results of this valuation disclosed total actuarial liabilities of \$151,365 million in respect of benefits accrued for service with actuarial assets at that date of \$150,043 million indicating an actuarial deficit of \$1,322 million. Because OMERS is a multi-employer plan, any pension plan surpluses or deficits are a joint responsibility of Ontario municipal organizations and their employees. As a result, the Town does not recognize any share of the OMERS pension surplus or deficit. Matching contributions made by the Town to OMERS for 2025 were \$3,874,748 (2024 - \$3,350,273).

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

22. Segmented information:

The Town provides a range of services to its citizens. For management reporting and stewardship purposes, all operations are organized and reported by the service they supply.

Town services are provided by departments and their activities are reported (Schedule 2). For each reported segment, revenue and expenses represent both amounts that are directly attributable to the segment and the amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the consolidated financial statements as disclosed in note 1.

(a) Fire and emergency services:

This department is responsible for maintaining and enhancing public safety through emergency management planning, prevention and public education programs, enforcement and emergency response.

(b) Protective inspection and control:

Services include Building Inspection, Municipal Law Enforcement, Animal Control, Weed Control and Fence Viewers and Livestock.

(c) Roads, sidewalks, bridges and public works:

Public Works is responsible for the Town's infrastructure. This includes the safety and maintenance of the Town's roads, sidewalks, bridges, street lights, traffic control devices, and the school crossing guard program.

(d) Water, wastewater and solid waste:

This segment consists of water, wastewater and solid waste. Responsibilities include the distribution of drinking water and the collection of waste water. It also includes the collection of household waste and recycling.

THE CORPORATION OF THE TOWN OF GEORGINA

Notes to Consolidated Financial Statements (continued)

Year ended December 31, 2025

22. Segmented information (continued):

(e) Leisure programs, events and facilities:

This segment includes all leisure programs, activities, events and cultural services to its residents. It also includes all leisure facilities (including arenas, pool, youth centres and community halls), parks and open spaces. Cemetery management is also included as it is not considered material enough to warrant a separate segment.

(f) Library services:

The Library serves the members of the public in their leisure, informational and cultural quests. Library Services reports to the Library Board and is therefore a separate segment.

(g) Planning and development:

This department manages urban development for business interests, environmental concerns, heritage matters and local neighborhoods.

(h) Corporate governance and management:

All support staff and services are included here such as Town Council, Office of the Chief Administrative Officer, Municipal Treasurer, Finance, Treasury, Information Technology, Purchasing, Clerks and Human Resources.

(i) Taxation revenue:

The Town's primary source of funding for its operations is achieved through property taxes levied against property owners.

23. Comparative information:

Certain comparative information has been reclassified to conform with the consolidated financial statement presentation adopted in the current year.

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Schedule 1 - Tangible Capital Assets - Summary by Asset Category

Year ended December 31, 2025

	Cost				Accumulated amortization			Net book value
	Opening balance	Additions betterments	Disposals	Closing balance	Opening balance	Amortization expense	Disposals	
General:								
Land	\$ 47,685,706	\$ 401,000	\$ -	\$ 48,086,706	\$ -	\$ -	\$ -	\$ 48,086,706
Building	108,894,377	1,784,266	(25,527)	110,653,116	30,565,109	4,085,903	(25,527)	76,027,631
Machinery and equipment	21,732,980	1,430,887	(80,824)	23,083,043	11,923,490	1,448,935	(72,719)	9,783,337
Vehicles	12,867,585	1,916,378	(539,171)	14,244,792	5,589,273	1,157,589	(500,358)	7,998,288
Information technology	4,799,261	1,242,845	(291,132)	5,750,974	2,933,174	520,888	(291,132)	2,588,044
Library collections	934,767	103,950	(121,182)	917,535	415,592	132,307	(121,182)	490,818
	196,914,676	6,879,326	(1,057,836)	202,736,166	51,426,638	7,345,622	(1,010,918)	144,974,824
Infrastructure:								
Land	14,842,660	-	-	14,842,660	-	-	-	14,842,660
Land improvements	37,418,507	1,766,878	(155,016)	39,030,369	20,588,182	1,212,316	(155,016)	17,384,887
Transportation networks	185,293,014	5,990,310	(7,623,641)	183,659,683	108,076,802	5,690,777	(6,287,040)	76,179,144
Pumping stations	17,916,958	-	-	17,916,958	7,051,781	855,526	-	10,009,651
Sanitary sewer assets	90,461,994	139,952	-	90,601,946	26,004,528	1,010,808	-	63,586,610
Storm sewer assets	43,145,774	189,032	-	43,334,806	9,014,599	631,118	-	33,689,089
Water linear assets	89,282,466	1,589,416	-	90,871,882	23,706,708	1,142,387	-	66,022,787
	478,361,373	9,675,588	(7,778,657)	480,258,304	194,442,600	10,542,932	(6,442,056)	281,714,828
Assets under construction	18,284,397	33,144,002	-	51,428,399	-	-	-	51,428,399
Total capital assets	\$ 693,560,446	\$ 49,698,916	\$ (8,836,493)	\$ 734,422,869	\$ 245,869,238	\$ 17,888,554	\$ (7,452,974)	\$ 478,118,051

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Schedule 1 - Tangible Capital Assets - Summary by Asset Category (continued)

Year ended December 31, 2024

	Cost			Accumulated amortization			Net book value
	Opening balance	Additions betterments	Disposals	Closing balance	Opening balance	Amortization expense	
General:							
Land	\$ 47,330,706	\$ 355,000	\$ -	\$ 47,685,706	\$ -	\$ -	\$ 47,685,706
Building	105,982,551	2,911,826	-	108,894,377	3,987,937	-	78,329,268
Machinery and equipment	20,578,183	2,344,911	(1,190,114)	21,732,980	11,660,069	(1,092,961)	9,809,490
Vehicles	11,525,574	1,710,668	(368,657)	12,867,585	4,983,052	(368,657)	7,278,312
Information technology	4,694,482	331,328	(226,549)	4,799,261	2,710,037	(226,549)	1,866,087
Library collections	803,317	251,659	(120,209)	934,767	411,652	(120,209)	519,175
	190,914,813	7,905,392	(1,905,529)	196,914,676	46,341,982	6,893,032	145,488,038
Infrastructure:							
Land	14,842,660	-	-	14,842,660	-	-	14,842,660
Land improvements	33,613,144	3,805,363	-	37,418,507	19,453,869	1,134,313	16,830,325
Transportation networks	178,453,854	6,839,160	-	185,293,014	102,032,260	6,044,542	77,216,212
Pumping stations	17,916,958	-	-	17,916,958	6,196,255	855,526	10,865,177
Sanitary sewer assets	90,461,994	-	-	90,461,994	24,994,518	1,010,010	64,457,466
Storm sewer assets	43,145,774	-	-	43,145,774	8,385,182	629,417	34,131,175
Water linear assets	87,610,952	1,671,514	-	89,282,466	22,611,496	1,095,212	65,575,758
	466,045,336	12,316,037	-	478,361,373	183,673,580	10,769,020	283,918,773
Assets under construction	6,860,685	11,423,712	-	18,284,397	-	-	18,284,397
Total capital assets	\$ 663,820,834	\$ 31,645,141	\$ (1,905,529)	\$ 693,560,446	\$ 230,015,562	\$ 17,662,052	\$ 447,691,208

Assets under construction:

Assets under construction and other capital work in progress having a value of \$51,428,399 (2024 - \$18,284,397) have not been amortized. Amortization of these assets will commence when the assets are put into service.

Contributed tangible capital assets:

Contributed tangible capital assets have been recognized at fair market value at the date of contribution. The value of contributed assets received during the year is \$927,048 (2024 - \$355,000), which includes contributions from developers in the amount of \$927,048 (2024 - \$265,000).

Asset retirement obligations:

As a result of adoption of PS 3280, Asset Retirement Obligation, the tangible capital assets include \$401,308 within building additions and \$372,783 within building amortization expense as at December 31, 2025.

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Schedule 2 - Segment Disclosures

Year ended December 31, 2025, with comparative information for 2024

	Consolidated		Fire and Emergency		Protective Inspection and Control		Roads, Sidewalks, Bridges and Public Works	
	2025	2024	2025	2024	2025	2024	2025	2024
Revenue:								
Taxation	\$ 63,575,928	\$ 58,468,731	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grants	5,818,407	2,906,989	407,945	423,949	13,627	3,319	2,424,658	2,021,564
User fees and service charges	23,865,812	16,863,527	183,241	485,284	1,802,334	228,399	1,829,597	1,401,208
Licenses, permits and rent	2,376,099	2,850,990	-	-	1,795,364	2,296,289	-	-
Fines, penalties and interest	8,333,046	6,700,934	-	-	1,504,170	387,582	58,865	101,491
Other	7,581,827	9,215,295	65,374	2,302	644,668	715,853	3,363,938	3,919,920
	111,551,119	97,006,466	656,560	911,535	5,760,163	3,631,442	7,677,058	7,444,183
Expenses:								
Salaries and wages	53,861,573	48,560,511	9,814,097	8,647,655	4,098,218	3,545,934	6,552,828	5,859,815
Interest on long-term debt	2,974,386	2,860,103	167,378	171,405	-	-	30,479	61,705
Materials, good and supplies	7,451,568	6,252,606	524,147	489,607	201,630	233,694	3,152,233	2,318,800
Contracted and general services	20,833,297	19,181,658	703,999	624,400	2,466,128	1,359,362	1,864,774	1,573,243
Rents and financial	467,415	331,786	-	-	17,888	17,306	-	-
External transfers	-	-	-	-	-	-	-	-
Amortization	17,888,554	17,662,052	973,196	896,841	51,913	50,042	6,427,500	6,668,657
	103,476,793	94,848,716	12,182,817	10,829,908	6,835,777	5,206,338	18,027,814	16,482,220
Annual surplus (deficit)	\$ 8,074,325	\$ 2,157,750	\$ (11,526,257)	\$ (9,918,373)	\$ (1,075,615)	\$ (1,574,896)	\$ (10,350,756)	\$ (9,038,037)

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Schedule 2 - Segment Disclosures (continued)

Year ended December 31, 2025, with comparative information for 2024

	Water, Wastewater and Solid Waste		Leisure Programs, Events and Facilities		Library Services		Planning and Development	
	2025	2024	2025	2024	2025	2024	2025	2024
Revenue:								
Taxation	\$	\$	\$	\$	\$	\$	\$	\$
Grants	—	—	620,836	268,045	3,618,680	3,418,894	2,227,821	75,558
User fees and service charges	12,084,231	8,267,229	5,554,343	4,594,382	89,579	84,839	725,695	993,200
Licenses, permits and rent	—	—	502,322	473,136	—	—	—	—
Fines, penalties and interest	77,810	—	28,813	31,796	3,362	3,722	—	—
Other	(1,485,963)	251,662	4,531,042	4,266,546	15,351	2,189	7,047	—
	10,676,078	8,518,891	11,237,356	9,633,905	3,726,972	3,509,644	2,960,563	1,068,758
Expenses:								
Salaries and wages	3,819,158	2,750,200	12,240,169	11,285,758	2,986,869	2,922,797	2,660,243	2,500,068
Interest on long-term debt	413,271	404,089	2,363,258	2,222,904	—	—	—	—
Materials, good and supplies	578,258	393,380	2,739,496	2,530,471	245,598	252,356	20,252	29,242
Contracted and general services	6,848,610	6,206,122	3,587,549	4,953,853	356,301	321,985	1,218,354	1,551,545
Rents and financial	28,406	28,472	189,506	204,897	4,148	3,796	—	—
External transfers	—	—	3,544,360	3,353,540	—	—	—	—
Amortization	3,843,611	3,747,247	5,741,383	5,520,624	256,148	238,692	52,011	48,862
	15,531,314	13,529,510	30,405,721	30,072,047	3,849,064	3,739,626	3,950,860	4,129,717
Annual surplus (deficit)	\$ (4,855,236)	\$ (5,010,619)	\$ (19,168,365)	\$ (20,438,142)	\$ (122,092)	\$ (229,982)	\$ (990,297)	\$ (3,060,959)

THE CORPORATION OF THE TOWN OF GEORGINA

Consolidated Schedule 2 - Segment Disclosures (continued)

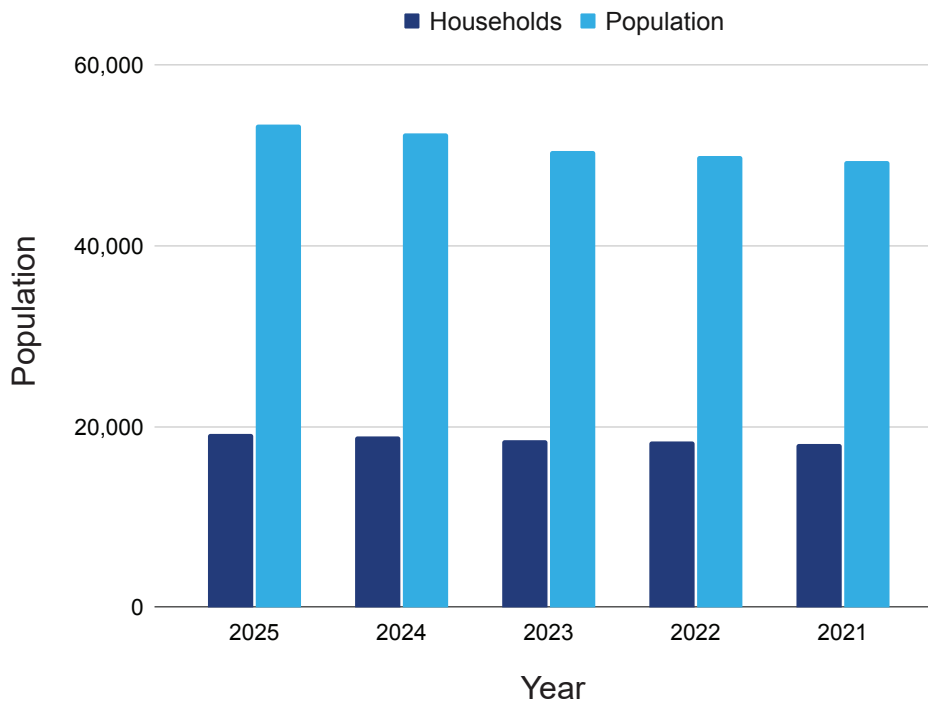
Year ended December 31, 2025, with comparative information for 2024

	Corporate Governance and Management		Taxation Revenue		Elimination	
	2025	2024	2025	2024	2025	2024
Revenue:						
Taxation	\$ —	\$ —	\$ 63,575,928	\$ 58,468,731	\$ —	\$ —
Grants	49,200	49,200	—	—	(3,544,360)	(3,353,540)
User fees and service charges	1,596,792	808,986	—	—	—	—
Licenses, permits and rent	78,413	81,565	—	—	—	—
Fines, penalties and interest	6,660,026	6,176,343	—	—	—	—
Other	440,370	56,824	—	—	—	—
	8,824,801	7,172,918	63,575,928	58,468,731	(3,544,360)	(3,353,540)
Expenses:						
Salaries and wages	11,689,991	11,048,284	—	—	—	—
Interest on long-term debt	—	—	—	—	—	—
Materials, good and supplies	(10,046)	5,056	—	—	—	—
Contracted and general services	3,787,582	2,591,148	—	—	—	—
Rents and financial	227,467	77,315	—	—	—	—
External transfers	—	—	—	—	(3,544,360)	(3,353,540)
Amortization	542,792	491,087	—	—	—	—
	16,237,786	14,212,890	—	—	(3,544,360)	(3,353,540)
Annual surplus (deficit)	\$ (7,412,985)	\$ (7,039,972)	\$ 63,575,928	\$ 58,468,731	\$ —	\$ —

Statistical Information



Population

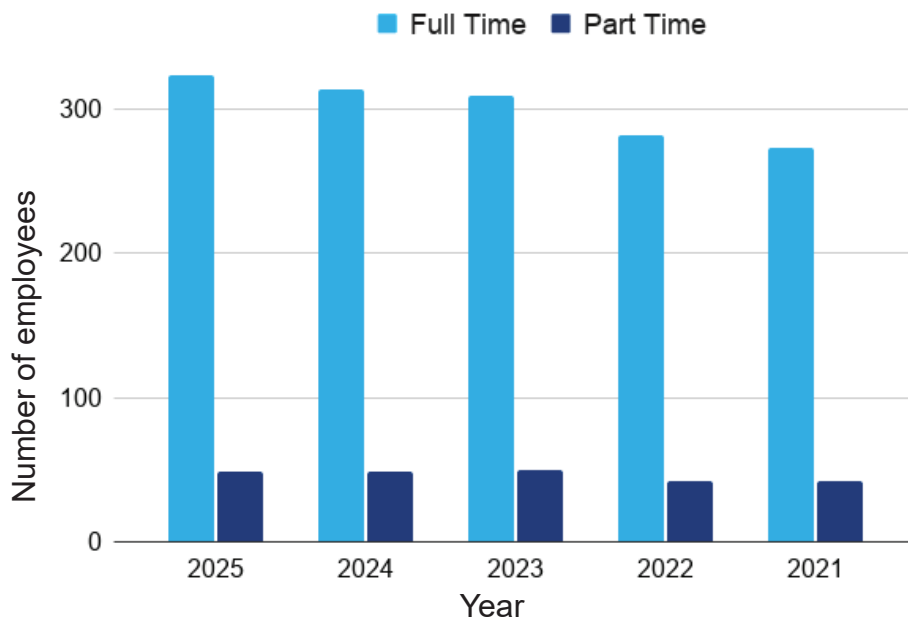


Population Trends (2021–2025)

The table provides a comparison of the household, youth, and total populations over the period from 2021 to 2025.

Source: York Region: Statistics Canada and CMHC housing completion

Staffing Levels



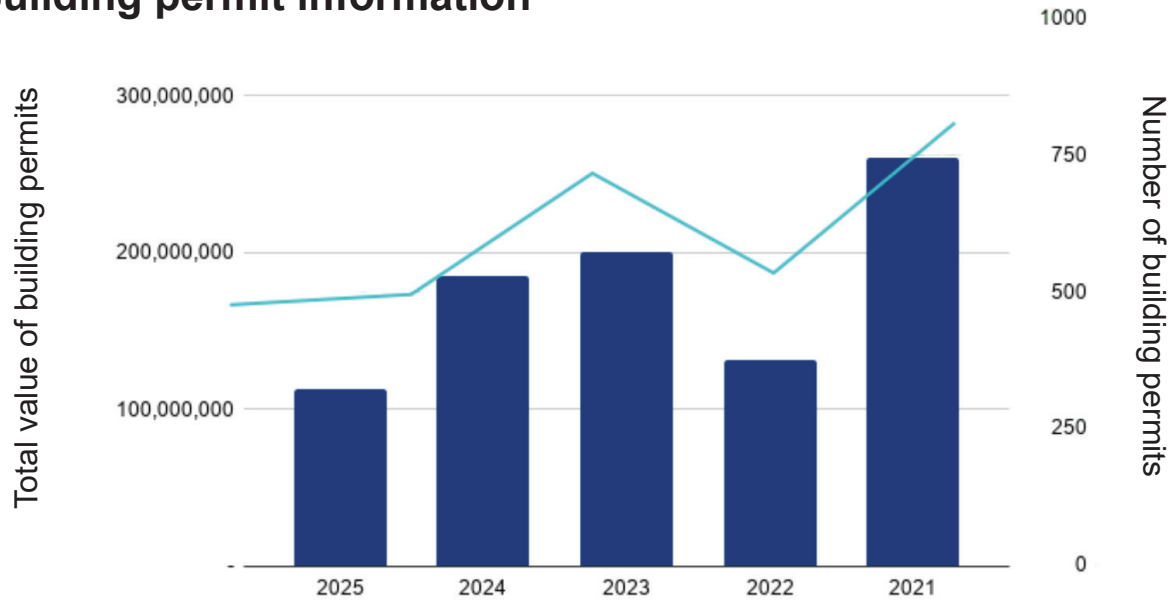
Staffing Trends (2021–2025)

The table provides a comparison of staff levels from 2021 to 2025.

Source: Municipal Budget

Full-time staffing levels have grown over time in line with the Town's population and service expansion, including the opening of the MURC facility, which increased operational and program delivery requirements.

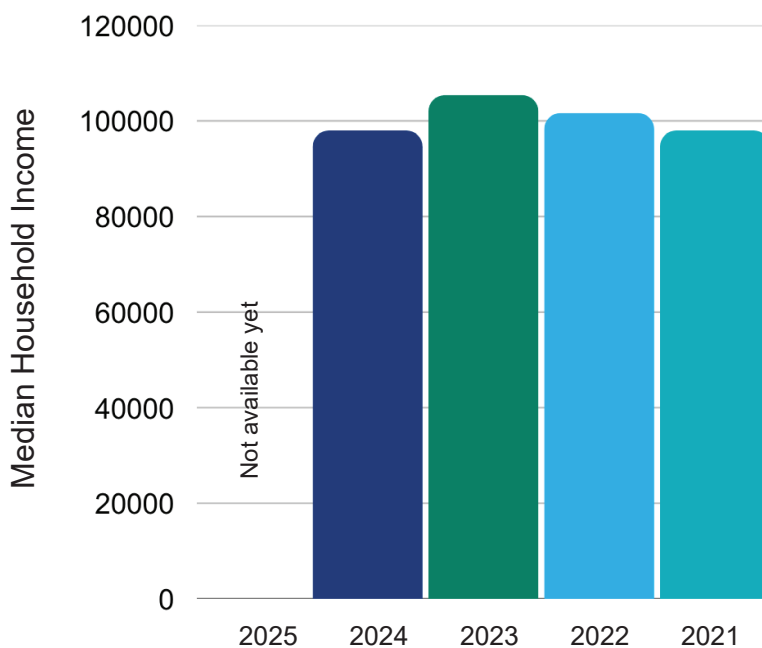
Building permit information



The table provides a comparison of the total value of building permits and the number of permits issued from 2021 to 2025.

Source: FIR, Schedule 80A

Household income

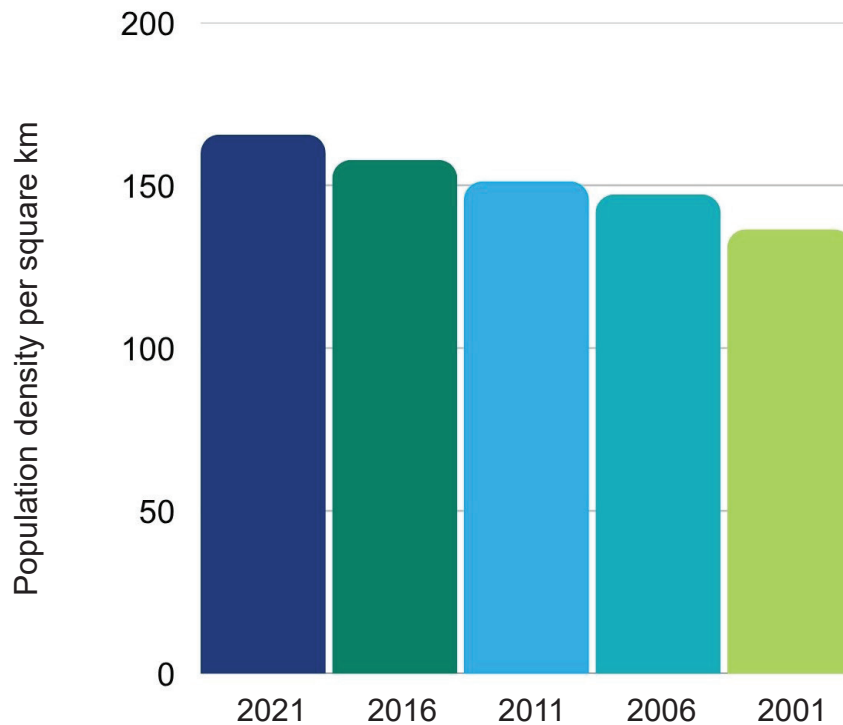


Household Income Trends (2021–2025)

The table provides a comparison of median household income from 2021 to 2025.

Source: Localintel Estimates, Statistics Canada - Table: 11-10-0009-01, Statistics Canada - Census Profile

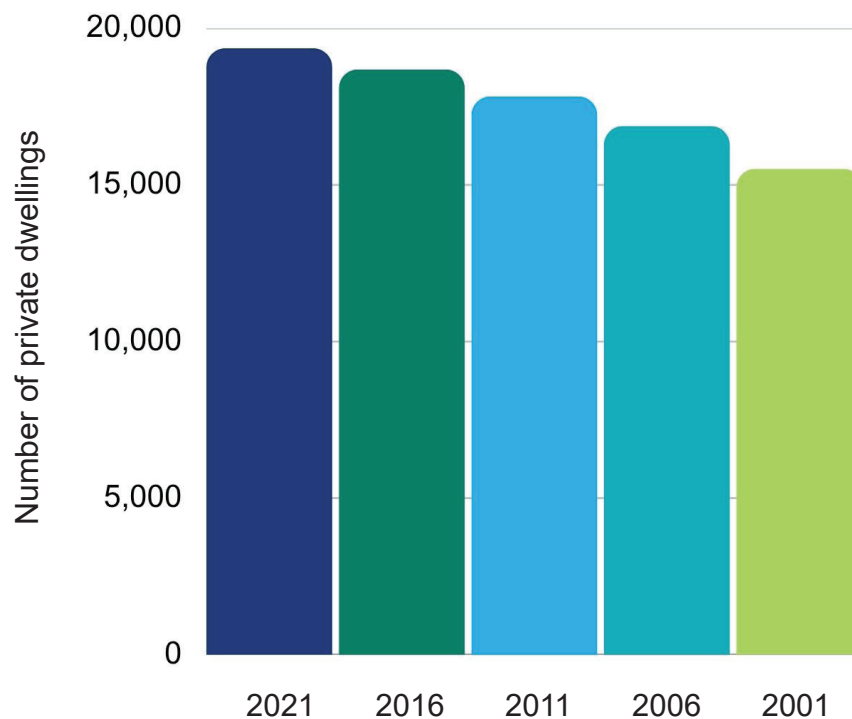
Miscellaneous Statistics



These tables provide a comparison of population density per square kilometre, number of private dwellings, and population growth percentage from 2001 to 2021, in five-year intervals.

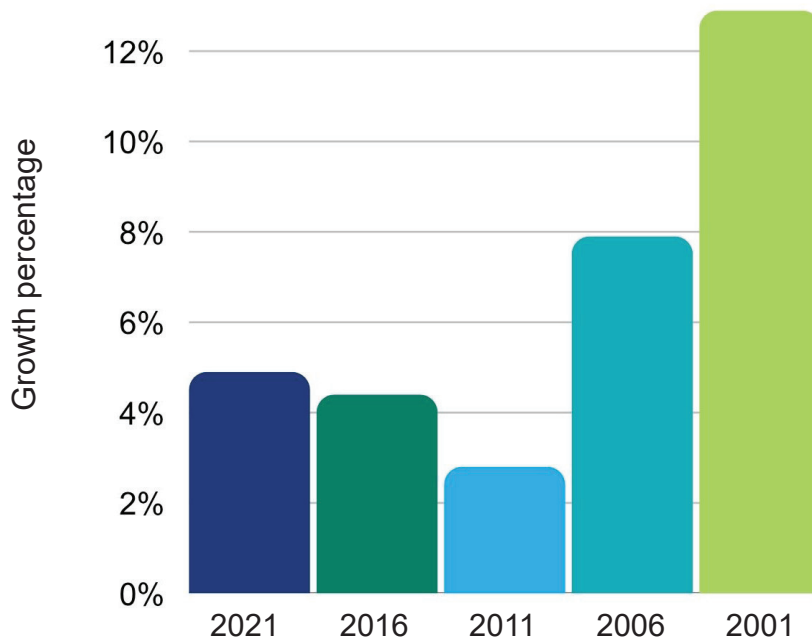
Source: Statistics Canada

Private Dwellings



Source: Statistics Canada

Growth Percentage



Source: Statistics Canada

Top Employers in Georgina

- Corporation of the Town of Georgina
- Walmart
- Riverglen Haven Nursing Home
- Zehrs Market
- McDonalds
- The Briars Resort Spa and Conference Centre
- Cedarvale Lodge
- Weller Tree Service Ltd.
- Sobeys
- Canadian Tire Corporation
- Pulp Moulded Products
- Brouwer Kesmac
- No Frills
- Gincor Werx
- Imperial Dade
- Buchner Manufacturing



Top Employers in Georgina

The table provides a list of the top employers in Georgina.

Source:
choosegeorgina.ca

Principal Corporate Taxpayers (2025)

- **Tawse Realco Inc**
23532-23564 Woodbine Ave (Walmart)
- **LW GP III INC.**
121 Morton Ave (Cedarvale Retirement Facility)
- **Yorkwood Centre Inc**
24018 Woodbine Ave (Zehrs Plaza)
- **2433264 Ontario Inc**
443 The Queensway S (Glenwoods Centre)
- **12501252 Canada Inc; Greycan 12 properties Inc**
Logistics Court (Keswick Business park)
- **Investissements immobiliers prodige Inc**
199 Simcoe (Food Basics)
- **2410443 Ontario Inc**
23520-23546 Woodbine Ave (Woodbine Plaza)
- **1000763693 Ontario Inc**
Logistics Court (Keswick Business park)
- **First Keswick Plaza Corp**
76 Arlington Dr (Rexall Plaza)
- **Canadian Tire Properties**
24270 Woodbine Ave

Principal Corporate Taxpayers (2025)

The table provides a list of the principal corporate taxpayers in Georgina.

Source: MPAC

Property Taxes Levied

Property Taxes Levied	2025	2024	2023	2022	2021
Town	63,870,419	58,612,054	54,393,353	50,152,574	49,107,958
Region	37,329,637	34,300,629	32,444,598	30,579,836	29,356,040
School	18,757,518	17,780,222	17,415,595	17,098,065	16,945,087

Overall growth for 2025 was 3.17 per cent and the dedicated infrastructure levy was 2 per cent, this would be reflected in totals.

Source: FIR, Schedules 26

Property Tax Rates

Property Tax Rates	2025	2024	2023	2022	2021
Residential and Farm	1.155798	1.113645	1.068849	1.019730	1.005041
Town	0.626935	0.598793	0.566957	0.530772	0.525616
Region	0.375863	0.361852	0.348892	0.335958	0.326425
School	0.153000	0.153000	0.153000	0.153000	0.153000
Commercial	2.215827	2.159676	2.100003	2.034572	2.015005
Town	0.835140	0.797653	0.755244	0.707042	0.700174
Region	0.500687	0.482023	0.464759	0.447530	0.434831
School	0.880000	0.880000	0.880000	0.880000	0.880000
Industrial	2.527797	2.458532	2.384923	2.304211	2.280075
Town	1.030179	0.983937	0.931624	0.872165	0.863693
Region	0.617618	0.594595	0.573299	0.552046	0.536382
School	0.880000	0.880000	0.880000	0.880000	0.880000

Assessed values have remained the same since 2020 as reassessment was paused due to covid. The tax rate and assessed values have an inverse relationship, meaning as assessed values rise due to reassessment, the tax rate will decrease.

Assessment Values by Class

Assessment Values by Class	2025	2024	2023	2022	2021
Commercial	468,800,109	463,926,870	460,708,950	461,350,350	462,883,815
Exempt	463,802,561	446,898,061	437,630,471	437,862,471	430,860,171
Farmland	220,083,536	219,026,336	216,310,926	219,121,826	222,993,010
Industrial	33,147,532	32,868,232	21,966,032	21,806,732	22,233,598
Multi-Residential	97,752,400	97,752,400	100,170,700	99,982,700	101,234,700
Pipeline	13,997,000	13,759,000	13,617,000	13,438,000	13,111,000
Residential	8,605,039,447	8,476,782,160	8,305,195,180	8,216,289,880	8,086,833,156
Managed Forest	9,485,100	9,085,900	9,105,700	9,347,300	9,095,100

Source: MPAC



Revenues

Revenues	2025	2024	2023	2022	2021	Notes
Property taxation	63,575,928	58,468,731	54,125,563	50,030,949	49,001,684	Increase relates to population growth, the dedicated infrastructure levy for capital infrastructure, and inflationary increases.
User fees and service charges	23,865,812	16,863,527	14,890,292	12,253,300	8,261,774	The increase is primarily due to Water and Wastewater rates, Stormwater rates, and service expansion associated with the opening of the MURC and increased usage at the ROC.
Government grants and contributions (note 17)	5,818,407	2,906,989	3,688,798	4,810,594	4,344,484	Actively pursuing grants and an increase in Provincial grant offerings.
Fines, penalties and interest	3,571,669	1,868,314	1,617,780	1,394,600	1,673,640	The significant increase in 2025 is primarily due to the Automated Speed Enforcement (ASE) program.
Licenses and permits	1,859,277	2,363,354	2,754,800	2,013,169	2,439,542	Construction permits fluctuates with market impacts.
Investment income	4,761,377	4,832,620	3,139,533	1,814,292	1,630,007	Higher interest rates.
Revenue from other governments	1,425,821	1,189,542	805,635	966,638	1,793,666	Regional funding received for the multi-use pathway project, along with recoveries related to fleet work.
Canada Community Building Fund earned (CCBF)	2,171,481	4,082,058	2,244,705	1,287,206	871,105	Deferred Revenue fluctuates year over year based on project progression.
Developer contributions earned	2,982,247	3,547,846	8,777,515	1,174,349	1,525,060	Deferred Revenue fluctuates year over year based on progression of DC funded projects.
Rents and concessions	516,822	487,636	435,381	429,211	274,746	Primarily increased due to the Link tenants.
Contributed tangible capital assets	1,000,602	390,990	12,924,459	8,544,581	9,475,832	This fluctuates year over year based on when subdivision assets are assumed.
Other	1,676	4,859	18,174	63,226	62,460	Declining balance of local improvements.
Total	111,551,119	97,006,466	105,422,635	84,782,115	81,354,000	

Expenses by Function

Expenses by Function	2025	2024	2023	2022	2021	Notes
Recreation and cultural services	30,257,653	30,030,102	22,222,808	19,562,083	15,274,436	2024 experienced a significant increase due to the opening of the MURC facility and retroactive collective agreement increases.
Protection to persons and property	18,979,130	16,018,383	15,304,316	15,035,735	14,107,619	Increase in 2025 is primarily due to the Automated Speed Enforcement (ASE) program and ice storm-related costs.
Transportation services	18,055,654	16,493,785	15,398,120	14,836,003	13,275,163	Increase in service delivery costs due to inflationary pressures.
General government	16,205,943	14,195,977	13,056,611	12,708,377	10,502,504	Increase in service delivery costs due to inflationary pressures.
Environmental services	15,573,259	13,548,239	10,351,424	10,190,959	9,973,514	Significant increase in 2024 due to contracted service costs for water and wastewater services.
Planning and development services	3,944,923	4,127,987	3,208,347	2,965,165	2,426,505	Increase in 2024 is due to Lake Drive shoreline jurisdiction expenses which will be recoverable.
Health services	64,767	78,334	161,542	104,280	80,572	In 2023, expenses were higher due to the Cemetery Master Plan and Needs Assessment costs.
Social and family services	395,464	355,909	344,791	307,613	95,594	Senior programming costs have increased since 2022.
Total	103,476,793	94,848,716	80,047,959	75,710,215	65,735,907	

Annual Surplus/Deficit

Annual Surplus/ Deficit	2025	2024	2023	2022	2021
Annual surplus before the undernoted	8,074,326	2,157,750	25,374,676	9,071,900	15,618,093
Gain on disposal of tangible capital assets	(797,123)	(7,373)	534,145	33,197	153,014
Annual surplus	7,277,203	2,150,377	25,908,821	9,105,097	15,771,107
Accumulated surplus, beginning of year	425,445,330	423,294,953	397,386,132	388,666,346	372,895,239
Adjustment to opening accumulated surplus (ARO)	-	-	-	(385,311)	-
Accumulated surplus, end of year	432,722,533	425,445,330	423,294,953	397,386,132	388,666,346

Source: Financial Statements (PSAB)

PSAB surplus differs from the budget variance surplus due to PSAB reporting requirements that are not reflected in the budget, such as tangible capital asset capitalizations, amortization, and other year-end accounting adjustments

Net Financial Assets

Net Financial Assets	2025	2024	2023	2022	2021
Net Financial Assets - Beginning of Year	(23,414,795)	(11,271,083)	9,360,699	23,303,816	18,377,342
Net Financial Assets	(22,745,793)	(12,143,712)	(20,631,782)	(13,515,180)	4,926,474
Adjustment to opening balance	-	-	-	427,937	-
Net Financial Assets - End of Year	(46,160,588)	(23,414,795)	(11,271,083)	9,360,699	23,303,816

Increased capital assets related to growth (MURC, Cockburn Watermain and Civic Centre).

Development Charges Long-term Debt

	2025	2024	2023	2022	2021
Gross Long-term Debt	49,832,676	51,146,154	1,909,274	2,080,000	-
Per Capita	933	975	38	42	-
Interest on Long-term Debt (Notes to FS)	2,292,555	2,150,500	120,832	3,620	
Per Capita	43	41	2	0	-

Significant increase is due to the MURC facility in 2024.

Tax Long-term Debt

	2025	2024	2023	2022	2021
Gross Long-term Debt	7,568,822	8,096,506	8,577,756	9,016,751	9,417,281
Per Capita	142	154	170	180	191
Interest on Long-term Debt (Notes to FS)	268,560	305,513	338,497	368,014	274,910
Per Capita	5	6	7	7	6

Rate Long-term Debt

	2025	2024	2023	2022	2021
Gross Long-term Debt	7,729,596	9,737,522	9,184,712	10,945,174	12,629,987
Per Capita	145	186	182	219	256
Interest on Long-term Debt (Notes to FS)	413,271	404,090	408,198	457,356	474,712
Per Capita	8	8	8	9	10

Annual Debt Repayment Limit - FIR (Schedule 81)

	2025	2024	2023	2022	2021
Net Revenue	98,224,439	84,920,174	77,024,834	67,963,663	63,305,413
25% of Net Revenues (Annual Repayment Limit)	24,556,110	21,230,044	19,256,209	16,990,916	15,826,353
15% of Net Revenues (Town Policy)	14,733,666	12,738,026	11,553,725	10,194,549	9,495,812
Town Annual Debt Repayment	6,823,474	5,987,463	3,238,304	2,917,407	2,612,802

Tangible Capital Assets (Cost)

Tangible Capital Assets (Cost)	2025	2024	2023	2022	2021
Assets - Beginning of Year	693,560,446	663,820,834	603,559,228	567,882,081	545,034,742
Additions	49,698,916	31,645,141	61,948,765	36,820,353	24,189,579
Disposals and Transfers	(8,836,493)	(1,905,529)	(1,687,159)	(1,143,206)	(1,342,240)
Assets - End of Year	734,422,869	693,560,446	603,559,228	567,882,081	

Tangible Capital Assets (Amortization)

Tangible Capital Assets (Amortization)	2025	2024	2023	2022	2021
Accumulated Amortization - Beginning of Year	245,869,238	230,015,562	216,118,249	203,180,402	191,187,553
Amortization during the year	17,888,554	17,662,052	15,478,126	14,002,802	13,266,438
Accumulated Amortization on Disposal	(7,452,974)	(1,808,376)	(1,580,813)	(1,064,955)	(1,273,589)
Accumulated Amortization - End of Year	256,304,818	245,869,238	230,015,562	216,118,249	203,180,402

Tangible Capital Assets (Net Book Value)

Tangible Capital Assets (Net Book Value)	2025	2024	2023	2022	2021
Land and Land Improvements	80,314,253	79,358,691	76,332,641	72,345,828	69,004,202
Building	76,027,631	78,329,268	79,405,379	37,217,186	32,742,450
Machinery and equipment	9,783,337	9,809,490	8,918,114	7,533,130	7,639,951
Vehicles	7,998,288	7,278,312	6,542,522	5,990,821	4,691,785
Information technology	2,588,044	1,866,087	1,984,445	1,819,578	1,954,643
Library collections	490,818	519,175	391,665	403,748	406,815
Transportation networks	76,179,144	77,216,212	76,421,594	73,845,189	76,111,243
Pumping stations	10,009,651	10,865,177	11,720,703	9,582,662	9,909,614
Sanitary sewer assets	63,586,610	64,457,466	65,467,476	62,530,832	63,148,873
Storm sewer assets	33,689,089	34,131,175	34,760,592	25,827,088	24,936,835
Water linear assets	66,022,787	65,575,758	64,999,456	60,314,067	60,813,246
Assets under construction	51,428,399	18,284,397	6,860,685	30,030,850	13,342,022
Tangible Capital Assets (Net Book Value)	478,118,051	447,691,208	433,805,272	387,440,979	364,701,679

2025 Annual Financial Report

Direct any inquiries regarding this document to:
Town of Georgina
Financial Controllership and Reporting Division
26557 Civic Centre Rd., Keswick, L4P 3G1
905-476-4301



GEORGINA

georgina.ca