



2024 Annual Report

For the fiscal year ended December 31, 2024
Northumberland County | Cobourg, ON

Fiscal year

Ending December 31, 2024

The 2024 Annual Financial Report is available in an electronic format on the County's website at Northumberland.ca/AnnualReport

The Corporation of the County of Northumberland
Financial Report 2024

For the fiscal year ending December 31, 2024
Cobourg, Ontario, Canada

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Land

Acknowledgement

We respectfully acknowledge that Northumberland County is located on the traditional and treaty territory of the Michi Saagiig Anishinaabeg — the original stewards of these lands and waters, who have sustained their communities here for millennia. Today, this region remains home to the Mississauga and Chippewa Nations, collectively known as the Williams Treaties First Nations. They are recognized as the modern Treaty and Aboriginal Rights holders in this area, and they continue to uphold their deep connection to this land, along with a legacy of environmental stewardship and responsibility.

Commitment to

Accessibility

The County of Northumberland is committed to ensuring that people of all ages and abilities enjoy the same opportunities as they live, work, visit and invest in our community. The County is guided by the four core principles of dignity, independence, integration and equal opportunity, and supports the full inclusion of persons as set out in the Canadian Charter of Rights and Freedoms, and the Accessibility for Ontarians with Disabilities Act (AODA).

This document is available in an alternative format, upon request.

A special

Thank you

Special thanks to Northumberland Tourism for providing photography of Northumberland County communities.

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About

our community

Our story

Our vision

To bring together people, partnerships and possibilities for a strong and vibrant Northumberland County.

Our mission

To be a best practices leader of County government, and a collaborative partner with our member municipalities and community partners.

Our values

The County has a set of values—shared beliefs—that guide us toward our ultimate goals and unite us along the way. In all of our actions and decision-making, we reference these values.

ACCOUNTABILITY

CARE & SUPPORT

**COLLABORATION
& COMMUNICATION**

HONESTY & INTEGRITY

INNOVATION & EXCELLENCE

MUTUAL TRUST & RESPECT

Our location



Northumberland County is the upper tier level of municipal government that weaves together seven distinct, yet complementary municipalities.

Township of Alnwick/Haldimand

AlnwickHaldimand.ca

Municipality of Brighton

Brighton.ca

Town of Cobourg

Cobourg.ca

Township of Cramahe

Cramahe.ca

Township of Hamilton

HamiltonTownship.ca

Municipality of Port Hope

PortHope.ca

Municipality of Trent Hills

TrentHills.ca

We also value our long-standing relationship with Alderville First Nation. For more information, visit Alderville.ca.

Our community

Located on the traditional territory of the Mississauga Anishinaabeg, Northumberland County is a thriving, south-eastern Ontario community.

Population in 2021

89,365

As reported by Statistics Canada (2021)

Local employment of

48,800

Residents in Northumberland over age 15, as reported by Statistics Canada (2021)

\$353.9 M

Residential and non-residential combined estimated construction value in 2024

346

New housing starts in 2024

2024
tax rates

Residential

0.00561221

Multi-residential

0.00897953

Commercial

0.00841831

Industrial

0.01178564

(County only) *Municipal and education in addition

Explore & discover

Discover Northumberland County, our 2,000-sq-km outdoor playground east of Toronto between Lake Ontario and Rice Lake that's a big breath of fresh air — with fresh food & drink to match. Chefs, bakers, shop owners, performers & artisan makers welcome you to our communities — Port Hope, Cobourg, Grafton, Colborne, Brighton, Campbellford, Warkworth and Hastings among others — for a taste of incredible Ontario hospitality.

Visit us



Boat

From marinas at Lake Ontario, Rice Lake and Trent-Severn Waterway



Bike

With trail connections to the Great Lakes Waterfront Trail and the Ontario Greenbelt Route



Drive

Located along Highway 401, easily accessible from Toronto and Kingston



Train

VIA Rail offers passenger train service to Port Hope & Cobourg



Stay awhile

- Book a stay in one of over 375 traditional guest rooms and suites in historic boutique and major brand hotels.
- Reserve closer-to-nature accommodations:
 - off-grid tiny cabins (some only accessible by a ferry)
 - yomes (yurt + dome)
 - luxurious walled safari tents on ground level or in the treetops
 - winterized bunkies, next to an alpaca herd!

Play outdoors

- Hike some of the 118 km of trails in the Northumberland County Forest, including over 5 km of Universal Trails designed to reduce barriers to accessibility.
- Enjoy nature at 15 conservation areas, two forests, two provincial parks, over 10 nature reserves and multiple beaches and waterways.

Rurban discoveries

- Explore historic downtowns featuring boutique shops, independent eateries, and heritage main streets with preserved architecture.
- Experience one of our local festivals—celebrating everything from maple syrup, sandcastles, lilacs and lavender, to vintage films, Highland Games and local live music, including Goatchella, Porchella, Hibernata and Cultivate—and those are just the beginning.
- Visit a National Historic Site or attend a professional theatre production at the Capitol Theatre—one of the last remaining North American examples of an “atmospheric” theatre space.
- Get inspired at the Art Gallery of Northumberland—a cultural hub and the County’s largest collecting public art gallery— exhibiting historical, modern and contemporary Canadian art.
- Connect with nature and creativity at Westben, a rustic theatre that has been staging world class open-air musical performances on a 500-acre farm for 25 years.
- Check out larger than life landmarks like the world’s largest apple, a giant two-dollar coin, massive replica sculptures from film and TV, a 12-ft Walleye fish and a suspension bridge that spans 300 ft across the Ranney Gorge.





Seek wellness

- Nourish body mind and soul with wellness ranging from Ayurvedic treatments, singing sound bowl experiences and forest bathing to floatation therapy, salt cave sessions and infrared saunas.
- Book a getaway at Ste. Anne's and discover what makes it one of Canada's most popular destination spas.
- Visit one of Northumberland's retreats in nature offering meditation, tai chi, qigong, yoga, painting, willow weaving and other healing therapies.
- Connect with animals like alpacas, donkeys, goats and pigs at one of our farms or sanctuaries.



Feast on **agri-tainment**

- Take home a taste of place from one of our:
 - 6 farmers' markets
 - 5 craft breweries
 - 3 cideries
 - award-winning chocolatiers and cheese makers
 - farm markets and farmgate stands
- Pick-Your-Own (or buy freshly-picked) fruit, vegetables, and even flowers at one of our Northumberland farms.
- Become a Farmer for a day— learn the ins and outs of beekeeping or take a rural ramble to some of our farms by taking in an agritourism experience.
- Attend a weekend festival featuring foodie films, cook-off competitions, local food and drink vendors and farm visits.
- Savour some of the unique take-home tastes and flavours from Northumberland's gourmet food and specialty shops—from a boutique featuring all things honey to a market creating artisanal small batch flavoured butters— tastings and special events await.

2025 County Council

County
Warden



**Brian
Ostrander**

Mayor of the
Municipality of
Brighton

Deputy
Warden



Olena Hankivsky

Mayor of the
Municipality of
Port Hope

County
Council

John Logel

Mayor of the Township of Alnwick/Haldimand

Lucas Cleveland

Mayor of the Town of Cobourg

Mandy Martin

Mayor of the Township of Cramahe

Scott Jibb

Mayor of the Township of Hamilton

Bob Crate

Mayor of the Municipality of Trent Hills



Warden's message



Resilience in action: Building the foundation for tomorrow

2024 has been a year of both challenges and progress for Northumberland County.

Across Ontario, municipalities are increasingly expected to deliver vital programs and services that extend well beyond traditional mandates — often without corresponding resources or support. Housing, homelessness, health care, ageing infrastructure, early years services — these are critical, complex services that have gradually shifted onto the shoulders of local governments. Yet, our financial capacity has not grown in equal measure to this responsibility.

Guided by our Community Strategic Plan and supported by the County's first-ever multi-year budget, we have worked diligently to address immediate needs while laying the foundation for long-term progress. From expanding affordable housing to enhancing early years programming, modernizing emergency shelter services, and launching digital engagement tools to improve transparency and access — we continue to adapt and advance in the face of mounting pressures.

Local government is the level of government closest to the people. We are best positioned to understand community needs, to deliver services on the ground, and to respond quickly and effectively — because we are a part of the daily lives of our residents.

Resilience is not defined by how we react to disruption — but by how we are structured to withstand it. Truly resilient organizations build the systems, capacity, and foresight to absorb pressure, limit impacts, and continue progressing toward their goals. This year has demonstrated that our strength lies not only in our planning and programs, but in our ability to pivot with purpose, and to turn challenge into momentum for growth.

This work is not easy. It requires innovative thinking, collaboration, and strong advocacy. We continue to call on upper levels of government for equitable, sustainable funding solutions that reflect the realities on the ground.

And yet, even within this environment of constraint, County staff continue to deliver value to the community with remarkable dedication. Through their efforts — and the partnerships we've built with community agencies, member municipalities, and local leaders — we can navigate complexity while advancing our vision for a stronger, more inclusive Northumberland.

This Annual Report captures not just the milestones achieved, but the foundation being built for the future — with care, strategy, and resilience at its core.

Brian Ostrander

Northumberland County Warden

About

our organization

CAO's message



Delivering with purpose in changing times

The 2024 Annual Report is a reflection of Northumberland County's efforts to deliver high-quality programs and services to residents. Our four-year Community Strategic Plan, continued to guide our work and decision making — shaping how we invest, how we serve, and how we innovate, ensuring we continue to align our initiatives with the community's vision.

As an organization, we remain deeply focused on building a resilient and responsive foundation that can adapt to pressures, limit disruption, and continue delivering value for the community. I want to express my sincere appreciation to County staff — who have continued to show remarkable agility, implementing new programs, refining processes, and strengthening service delivery, while staying focused on long-term priorities.

In 2024, this meant:

- Advancing work to increase the number of affordable housing units at 123 King Street in Colborne from 22 to 60.
- Expanding access to childcare, opening of 132 new spaces across three locations
- Opening a medical walk-in clinic in Port Hope, in collaboration with municipal and health care partners, to improve access to health care for patients without a primary care provider.

- Modernizing emergency shelter services with client-centered care approaches.
- Enhancing waste diversion and supporting the transition of recycling services to full producer responsibility.
- Strengthening paramedic emergency response with new technology.

These achievements are just a few examples of how our strategic vision is translating into meaningful results.

As we look to 2025 and beyond, we will continue to bring together people, partnerships, and possibilities for a strong and vibrant Northumberland and continue to champion innovation, excellence, and meaningful collaboration. I want to thank Council, our partners, and our dedicated staff for their commitment to this mission. Together, we are delivering real and lasting value for the residents of Northumberland.

Jennifer Moore

Chief Administrative Officer

Our leadership team



Lisa Ainsworth

Corporate Services Director



Susan Brown

Northumberland
Paramedics Chief



Dwayne Campbell

Economic Development,
Planning & Strategic
Initiatives Director



Kate Campbell

Communications
& IT Director



Glenn Dees

Health & Human
Services Director



Denise Marshall

Public Works Director



Darrell Mast

Municipal Solicitor



Matthew Nitsch

Finance Director/Treasurer

Long story short

A glimpse at what we do

3

Community
Recycling Centres

39,862

Curbside waste
stops/week

498 KM

of County roads

373

Community
housing units

151

beds in our long
term care home

97.2%

occupancy rate in our
long term care home

5,524

acres of County Forest

118 KM

of Forest trails

5 KM

of Universal trails

8

EarlyON Child &
Family Centres

28

County buildings

530+

Linear metres of
archival materials

25,000+

Paramedic calls
per year

6

Paramedic
bases

19

Ambulances/Emergency
Response Vehicles

2

Community
Paramedic offices

8

Community
Paramedic vehicles

1,100+

Community
Paramedic clients

About

our services

Communications

Corporate & executive communications

- Communications strategy and planning
- Media relations and issue management
- Event management and speech writing
- Employee communications

Marketing & creative services

- Graphic design and multimedia
- Advertising strategy and campaign management
- Brand strategies

Digital experience

- Website operations and governance
- Social media corporate accounts and standards
- Information accessibility
- Analytics and reporting

Public affairs

- Grant writing
- Community engagement
- Government relations





Community & Social Services

Community & affordable housing programs

- Administers Community Housing and affordable housing programs, supporting implementation of our Ten-Year Housing and Homelessness Plan
- Works to implement the strategic vision of the Northumberland County Housing Corporation (NCHC) Board of Directors

Community outreach & health and wellness

- Connects residents in need with the appropriate County, community and government services and supports
- Manages initiatives to reduce homelessness and the risk of homelessness
- Seeks opportunities for coordinated shelter, housing and wraparound services to support vulnerable community members

Family & children support programs

- Oversees system planning for licensed child care services and EarlyON Child and Family Centre programming in the County

Food security programs

- Operates Food 4 All, a centralized food distribution warehouse

Ontario Works services

- Coordinates social assistance services, including financial and stability supports

Corporate Services

Accessibility

- Works with the Northumberland Accessibility Advisory Committee and Inter-Municipal Accessibility Committee to develop policies, practice and procedures related to accessible and inclusive service delivery

County Forest

- Manages approximately 5,524 acres of mainly forested land including 118 km of trails and 5 km of accessible trails
- Enforces the Forest Conservation Tree Bylaw and Ontario Week Control Act

Cultural heritage

- Operates the Northumberland County Archives and Museum

Health, safety & emergency planning

- Ensures a safe and healthy working environment by adhering to occupational health and safety legislation and regulations
- Conducts hazard identification, works with community partners to mitigate, plan, respond and recover from disasters

Human resources

- Supports operating departments in managing all aspects of the employee lifecycle including attraction and retention, employee/labour relations and training & development while ensuring regulatory compliance with labour laws
- Provides accurate and timely processing of employee pay and ongoing pension and benefits administration, ensuring legal compliance with payroll-related legislation

Legislative services

- Records and maintains official Council and Standing Committee records including; agendas, minutes, resolutions, and by-laws
- Oversees a broad range of responsibilities related to County Council and legislative compliance
- Provides procedural and administrative support to Council and the County's six Standing Committees



Economic Development, Planning & Strategic Initiatives

Business Services

- Operates the Business & Entrepreneurship Centre of Northumberland (BECN)
- Business incubation services and supports for the agriculture and agri-food industry through the Ontario Agri-Food Venture Centre (OAFVC)

Economic Development

- Fosters economic prosperity and innovation by providing leadership for manufacturing attraction and other economic development activities
- Provides Settlement Services programming and supports for New Canadians investment and talent re-location

Land Use Planning

- Provides comprehensive land use planning to foster community growth and preserve the natural environment

Inspection Services

- Ensures safe and compliant construction of plumbing and on-site sewage systems

Tourism

- Works to grow and assist tourism-related businesses in Northumberland County through promotion and positioning the County as a travel destination

Finance

- Safeguard county assets through internal controls and policies
- Develop operating and capital budgets and long-term financial plan
- Record and report on financial transactions and investments
- Manage procurement and risk management functions



Information Technology

Business systems

- Supports and advances enterprise software and systems in coordination with cross-functional teams, aligning technology with business needs

Cybersecurity

- Administers a comprehensive program to safeguard technology assets, data, and operations, while proactively managing threats and ensuring compliance with cybersecurity standards

Digital delivery & innovation

- Drives service transformation through emerging technologies, digital strategies, and user-centered project delivery across the organization

Information Management

- Manages the organization's corporate records and data governance, supporting transparency, compliance, and efficient information access

Infrastructure operations

- Oversees and maintains the municipality's core network, server infrastructure, and cloud environments, ensuring stable, secure, and scalable operations

IT client services

- Delivers responsive and reliable technology support to internal departments and external shared service partners, emphasizing service excellence and collaboration

Legal Services

Legal Advice

- Provide legal advice and opinions to County Departments and Council

Legal Representation

- Ensure representation before Courts and Tribunals
- Retain & instruct external legal counsel

Provincial Offences

- Prosecution of Offences and Appeals under Part I of the Provincial Offences Act in the Ontario Court of Justice, and administration of the Provincial Offences Court

Golden Plough Lodge

Long term care home

Accommodation

- Offers a home for adults whose needs can no longer be met within the community
- Provides lodging, food services and environmental services for residents

Life enrichment

- Supports individuals to maintain a life with purpose, dignity, choice and respect
- Offers recreational, active, social and spiritual programming

Health & wellness

- Provides clinical nursing care and therapeutic, social work, pharmaceutical, and physician services
- Provides assistance with activities of daily living



Northumberland Paramedics

Community paramedicine

- Provides proactive health care services for our community, bridging identified system gaps, challenges and access to community care
- Diverting lower acuity patients who use 9-1-1 services for a multitude of reasons to an alternative model of care
- Supporting and assisting seniors to stay at home longer and safely

Pre-hospital healthcare

- Provides emergency health care to County residents and visitors, and transports those in need of further care to appropriate medical facilities
- Provides definitive care, tailored to the patient's condition, ensuring patients are transported to the most appropriate regional health center to best meet their needs and receive the optimal treatment

Training & public education

- Ensures that all Paramedics maintain current health care skills to ensure quality of care and continuous improvement
- Delivers community programs to educate the public on Northumberland Paramedics and the appropriate use of Emergency Medical Services and 9-1-1



Public Works

Facilities

- Leads the oversight of all County-owned facilities including buildings, infrastructure and grounds
- Maintains Northumberland County Housing Corporation facilities

GIS & asset management

- Manages the County GIS database and provides GIS services to member municipalities
- Manages the County's Asset Management software, and develops and updates the County's Asset Management Policy and Plan

Major capital projects

- Manages and oversees large-scale capital construction projects from planning stages through to construction



Infrastructure

- Manages and oversees capital planning and construction for all transportation assets including roads, structures, storm sewers, traffic signals, etc.
- Provides engineering reviews and approvals for planning and development applications
- Completes reviews and provides approval for all Right-Of-Way (ROW) permits for utility companies, contractors, consultants, etc. working within the County ROW

Road operations

- Maintains County roads, bridges, culverts, traffic signals, street lighting, signs and drainage systems
- Provides summer and winter maintenance and operations, roadside safety device maintenance, traffic control, surface treatment program for County and member municipal roads, and fleet management for all County departments

Waste management

- Responsible for the collection, processing and/or disposal of waste and divertible materials (including garbage, organic waste, yard waste, household hazardous waste, etc.)
- Services include maintenance and operation of 3 Community Recycling Centres, 1 operational landfill site and 8 closed landfill sites



2024

strategic pillar highlights



Innovate for Service Excellence

Direction

We embrace a culture of innovation. We pursue partnerships, integrate technology, attract and develop top talent, and use data to inform decision-making, to deliver the impactful services our residents need today, and ensure readiness for those that will be needed tomorrow.

Quick highlights

- **\$471,000** in funding secured from other levels of government and external sources for County and community services.
- Reduced time to set trials to an average of **6 months**, ranking us among the leaders in the province in ensuring timely trials.

Expand municipal collaboration

- On-boarded additional municipal partners to County IT shared services, increasing efficiency and capacity across local government.
- Continued to work closely with member municipalities, community partners and provincial government to build on our comprehensive and adaptive emergency management plan.

Develop talent

- Provided training to County staff on communicating using plain language to increase the accessibility and readability of County information and communication.
- Continued to foster a health and safety culture through corporate planning, assessments, staff education and training.

Strengthen communications & engagement

- Created a public online dashboard for tracking corporate performance metrics, improving public access to key insights about the County's progress on core priorities.
- Launched implementation of a Communications Master Plan, with 43 of 58 goals up to the end of 2025 either completed or underway.
- Received MarCom Platinum Award for the 2023 Annual Report & Gold Award for the Communications Master Plan.
- Engaged with community on modernization of shelter services at 310 Division Street in Cobourg, and launched Community Liaison Committee.

Integrate leading-edge technologies

- Advanced digital transformation of County operations through 6 projects ranging from hybrid meeting upgrades, to server updates, to new technology deployments, resulting in improved efficiency and cost savings.
- Strengthened protections for County operations from cybersecurity threats with enhanced vulnerability assessments and increased controls for alert monitoring.
- Launched Electronic Document Management for Ontario Works files and paperless communications for social assistance recipients, reducing our monthly printing and mailing costs by over 50%.
- Modernized the County's petition requirements to include provisions for accepting electronic petitions.

- Continued to lead on the implementation of streamlined processes for disclosure, certified evidence, and resolutions to improve efficiency for Court staff, judicial officers, police, and other justice system participants.

Enhance strategic financial management

- Implemented first multi-year budget – enabling long-term strategic financial management.





Ignite Economic Opportunity

Direction

We ignite economic innovation, resilience, and prosperity by positioning the infrastructure and services businesses need to thrive.

Quick highlights

- **65** new businesses launched and **101** new jobs created with the support of the Business & Entrepreneurship Centre Northumberland (BECN).
- **\$109,000+** in micro grants issued by BECN to support business owners and youth entrepreneurs.

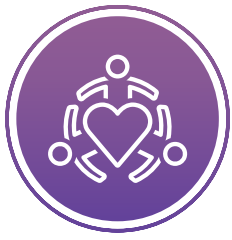
Attract talent

- Awarded the 2024 Community Champions Award by the Ontario Municipal Social Services Association (OMSSA) for the Early years Employment Initiative (EYEI).
- Expanded student and youth recruitment and retention at the County.
- Launched participation in Economic Mobility Pathways Pilot for skilled refugees and displaced people.
- Launched process to acquire land for new workforce housing initiative.

Stimulate innovative business

- Supported 2,100 businesses through services provided by the Business and Entrepreneurship Centre Northumberland (BECN) – responding to 1,700 inquiries, providing 250 consultations, and hosting 20 educational seminars.
- Supported 25 youth with \$27,258 in micro grants to help start or grow a business through the BECN's Summer Company and My Future My Career programs.





Foster a Thriving Community

Direction

We foster a liveable, healthy, and inclusive community, where diversity is celebrated and people from all walks of life feel a sense of belonging.

Quick highlights

- **1.3 M+ lbs** of food and essential items delivered to local food programs
- **930,945 km** travelled by emergency response ambulances (that's equivalent to circling Earth 23 times!)
- **New NCAM collection** featuring personal and professional records of costume designer Suzanne Mess.

Enhance community health & well-being

- Opened a medical walk-in clinic in Port Hope, in collaboration with municipal and health care partners, to improve access to health care for patients without a primary care provider.
- Expanded medical directives and training for Community Paramedics to provide increased treatment options and medication administration during in-home care, to help reduce the load on local hospitals and clinics.
- Distributed extensive public and organizational emergency preparedness communications for the Total Solar Eclipse.
- Launched virtual Community Paramedicine Wellness Library with free health and wellness tips and videos.
- Hosted a Community ID and Wellness Clinic, helping 26 people obtain or update identification documents.
- Introduced therapy dog home visits for Community Paramedicine clients.

Increase development of affordable housing

- Announced plans for the expansion of affordable housing at 123 King Street East, Colborne.
- Progressed development of affordable housing at Elgin Street Redevelopment and 473 Ontario Street in Cobourg.
- Acquired land at 699 Westwood Drive, Cobourg for future affordable and attainable housing, and acquired 129 Kent Street, Campbellford with plans to construct at least three affordable units – expanding access to transitional housing in Northumberland.

Expand pathways out of homelessness

- Modernized emergency shelter services with a focus on client-centered care, through the opening of the 310 Division Street shelter in Cobourg.

Expand services for children & families

- Continued to work with Early Years partners on creating 245 new licensed child care spaces by the end of 2026, in alignment with the County's Directed Growth Strategy.
- Initiated consultations to inform the development of new 5-year Early Years program to guide future delivery of Early Years services in Northumberland.
- Delivered 91 unique EarlyON Child & Family programs over 2,000 times, resulting in over 18,000 family visits to local EarlyON centres.

Advance Indigenous relations & reconciliation

- Advanced development of Indigenous Relations and Reconciliation action planning, fostering meaningful engagement, cultural learning and understanding, and respectful action towards reconciliation with indigenous communities.
- Collaborated with Alderville First Nation on the opening of the Porcupine Universal Trail in the County Forest.

Foster a diverse, equitable, and inclusive organization & community

- Developed a Golden Plough Lodge Diversity Plan to examine, plan and address needs of residents.
- Implemented closed captioning software for hybrid committee and Council meetings.





Propel Sustainable Growth

Direction

We balance the benefits of development and intensification with preservation of our rural heritage, and lead in environmental stewardship, building complete communities that are resilient to climate change and create a high quality of life for all residents.

Quick highlights

- **100-year celebration** of restoration and stewardship in the County Forest.
- **525 km** of trails inspected and **70+ km** of trails maintained in the County Forest.
- **6.8 M+** impressions on tourism digital ads
- **19.8 km** of road paved & microsurfaced and **109 km** of road surface treated

Direct growth

- Held additional consultations for the 'Northumberland Next' Initiative to update the County's Official Plan and advanced amendments to the Official Plan.

Respond to the climate crisis

- Completed draft Corporate Greenhouse Gas Emissions Reduction Plan.

Grow a resilient, sustainable tourism sector

- Generated widespread attention with 'Where you land makes all the difference' and 'Northumberland' tourism campaigns.

Manage waste responsibly

- Achieved highest volunteer turnout for annual Keep the County Clean Challenge in its 14-year history.
- Launched a mattress and box spring diversion program at our Community Recycling Centres (CRCs).

Build & maintain infrastructure

- Reached milestone of 90% completion of design for the Trent River Crossing in Campbellford.
- Completed Phase 1 of the County Road 64 reconstruction projects in partnership with the Municipality of Brighton.
- Progressed construction of the Golden Plough Lodge and Northumberland County Archives and Museum (NCAM) redevelopment and prepared plans to move long term care home residents and NCAM collections to the new facility in fall 2025.
- Completed Asset Management Plans for Corporate Facilities, Fleet, Road Infrastructure and Natural Heritage.
- Completed rehabilitation of the Burnley Creek Bridge.
- Awarded the 2024 Stay Outdoors Grant to support conservation efforts, protect environmentally sensitive areas, and launch an awareness campaign to promote environmental stewardship among trail users.





Champion a Vibrant Future

Direction

We proactively build strong relationships with other levels of government, municipal and community partners to address community needs and interests, influence policies, and advance municipal goals.

Intensify government relations

- Advocated to upper tier levels of government for adequate funding shares of housing growth needs in Northumberland.
- Advocated through AMO for Ontario Works rate increases.



2025

strategic pillar priorities



Innovate for Service Excellence

Expand municipal collaboration

- Continue leading the Northumberland Community Emergency Management Coordinators Committee and Northumberland Evacuation Strategy Committee on joint projects such as common emergency plans, exercise design, evacuation sheltering, public emergency preparedness education, hazard identification and risk analysis and training initiatives.
- Continue to identify all opportunities to collaborate with member municipalities on purchasing projects and joint purchasing.
- Continue to maintain and develop relationships with member municipalities, Alderville First Nation, neighbouring municipalities and other key partners to support the successful planning and implementation of infrastructure projects.

Enhance strategic financial management

- Secure a minimum of \$100,000 in funding from other levels of government and external organizations for County and community services.
- Conduct review of financial software and developed lifecycle strategy.
- Develop budget process and materials for subsequent year of multi-year budget.

Develop talent

- Implement the County's People Plan, linking development, training, succession planning and recruitment within the organization.
- Continue to implement strategies to fill current and future vacancies in areas where there is a skill shortage and encourage cross transfer of corporate knowledge and skills amongst the multi-generations throughout the organization.
- Provide County staff with training on the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), Freedom of Information (FOI) and delivering accessible presentations.
- Advance recruitment efforts, strategic partnerships, and innovative initiatives at the Golden Plough Lodge to support workforce development and increase staffing in preparation for the opening of the new facility in 2025. This includes establishing a 'PSW Living Classroom', offering students from the Loyalist College Personal Support Worker program with hands-on experience and mentorship.
- Continue to implement corporate due diligence strategies with documenting reasonable care standards, policies, hazard identification, analysis, prioritization leading/lagging key performance indicators, control measures and training needs analysis.
- Continue to provide legal advice and representation to the County, build internal capacity to manage complex legal issues, and manage external counsel where required.

Integrate leading-edge technologies

- Pursue ongoing digital transformation of County operations with projects such as transition of all devices to Windows 11 and OneDrive, upgraded audio and video capabilities for Council Chambers, and consolidation of technology platforms for improved efficiency and financial advantage.
- Continue with centralizing all County Road permits to CityWorks by end of 2025.
- Deploy next-generation Artificial Intelligence-based cybersecurity tools to safeguard the County's IT infrastructure and data from advanced cyberthreats.
- Design and install the IT network and related technology infrastructure for the new Golden Plough Lodge & Northumberland County Archives and Museum facility.
- Continue to modernize and enhance customer service for Ontario Works clients, including exploring opportunities for digital service delivery, streamlining processes, and collaborating with partners to increase efficiencies.
- Launch an online portal to manage Child Care Fee Subsidy applications and programs.
- Launch online collections database for Northumberland County Archives and Museum (NCAM) to increase accessibility, understanding, and use of NCAM's collection.
- Continue to innovate and work with partners to implement streamlined processes for Court management and prosecutions, to remain a provincial leader in Court administration.

Strengthen communications & engagement

- Lead development and implementation of a new County website to enhance public engagement, improve accessibility, and increase awareness of County programs, services, and initiatives.
- Support the successful implantation of a domestic training exercise in April 2025 by partnering with the Canadian Armed Forces (CAF) to raise awareness and promote public understanding of the initiative.
- Implement a comprehensive communications strategy to support successful roll-out of the Northumberland Broadband Project bringing high-speed internet access to 11,000 households and businesses.
- Grow public awareness and resilience to cyber threats through social media promotion of cyber security information and e-learning resources on the County's website.
- Develop and secure endorsement of a refreshed logo and brand guide for the Golden Plough Lodge, co-designed with an advisory committee of staff and family, in alignment with construction of new modernized long-term care home.
- Establish a formal process for timely refresh of the Golden Plough Lodge Strategic Plan, aligning with Northumberland County Strategic Planning and Content.



Ignite Economic Opportunity

Stimulate innovative business

- Partner with local businesses, associations, municipalities, and community members to launch Prosper in Northumberland – a collaborative initiative designed to champion local businesses, strengthen our economy, and stand proudly behind local goods and services.
- Create virtual business education resources available on demand to clients of the Business & Entrepreneurship Centre Northumberland (BECN).
- Partner with a post-secondary institution to further develop food and beverage business support services.
- Continue to maximize all funding, revenue, and business attraction opportunities for Economic Development initiatives.
- Lead an internal working group to structure Northumberland County's pursuit of Intelligent Community Forum certification, pursuing citizen-first economic, social, and cultural growth through technology, innovation, and community engagement in alignment with direction identified in the 2023-2027 Community Strategic Plan.
- Develop a Public Arts Policy to provide community informed direction for the County's investment in public art and create opportunities for artists to contribute to the character of public space.

Expand connectivity

- Finalized and launched fibre to the home negotiations and launch 'Broadband as a Utility' initiative to deliver internet access to 11,000 homes and businesses across Northumberland.

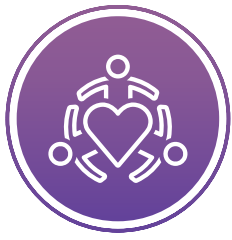
Increase transportation capacity

- Continue to advocate for the expansion of transit services to Northumberland based on the economic impact study and business case completed in late 2021.

Attract talent

- Commence land acquisition and surplus land acquisition to build workforce housing.
- Partner with post-secondary institutions to enhance paramedic recruitment opportunities.





Foster a Thriving Community

Enhance community health & well-being

- Enhance 9-1-1 dispatch services through the implementation of the provincially-mandated Medical Priority Dispatch System (MPDS), which triages 9-1-1 calls to get the right resource to the right call at the right time.
- Introduce the Auto-pulse NXT for Northumberland Paramedics – a tool that assists with hands-free compressions, leading to better patient outcomes and increased safety for paramedics.
- Community Paramedics to continue to partner with local organizations to provide preventative health care education and services in the community, including Senior Fairs, health and wellness clinics and diabetes clinics.
- Continue to participate with allied agencies in emergency 9-1-1 situations, fostering collaboration and joint educational opportunities.
- Continue comprehensive planning and coordination efforts to support the smooth transition of long-term care residents to the new Golden Plough Lodge, scheduled to open in fall 2025.
- Conduct an evaluation of the investment in the Northumberland Eats program and provide recommendations with respect to opportunities related to food security and the role of Social Services.

Increase affordable housing

- Develop an actionable framework for End of Mortgage to support the creation of new service agreements with Non-Profit and Co-operative housing providers.
- Allocate and oversee Canada-Ontario Community Housing Initiative (COCHI) funding and Ontario Priorities Housing Initiative (OPHI) funding to support Northumberland County housing priorities.
- Support the Northumberland County Housing Corporation (NCHC) with progressing the development of new affordable housing units at 473 Ontario Street, Cobourg, 123 King Street, Colborne and 129 Kent Street, Campbellford.



Expand pathways out of homelessness

- Expand County Outreach team to provide a greater level of street outreach support.
- Grow transitional housing stock to support individuals exiting homelessness.

Expand services for children and families

- Achieve 92% towards our goal to open 245 new licensed child care spaces by the end of 2026, in alignment with the County's Directed Growth Strategy, with the remaining spaces to follow in 2026.
- Launch two new EarlyON Child and Family Centre programs, including a multi-generational 'Grandfriends' program in partnership with the Golden Plough Lodge and a new outdoor weekly swimming program for families at the Centennial Pool.
- Host the first-ever 'Snow Much Fun' outdoor winter EarlyON event for families, in partnership with the Township of Hamilton.
- Support parents and caregivers with English as a Second Language (ESL) opportunities with child minding services.

Advance Indigenous relations & reconciliation

- Advance Indigenous Relations by coordinating intentional consultation and engagement with Indigenous Rights Holders, and cultural awareness training for staff and members of Council.
- Facilitate joint Council meetings with Alderville first Nation band Council.
- Open the inaugural exhibition at the new Northumberland County Archives and Museum (NCAM) celebrating Anishinaabemowin in the Michi Saagiig dialect.





Propel Sustainable Growth

Build & maintain infrastructure

- Open the new Golden Plough Lodge and Northumberland County Archives and Museum (NCAM) building in fall 2025. This modern and innovative multi-purpose building will increase the number of long-term care beds at the Golden Plough Lodge to 180 beds (up from 151) and will integrate a new space for NCAM, with an enhanced exhibition and programming space and increased collections capacity.
- Finalize the design, acquire properties, and relocate utilities for the new Trent River Crossing and Arterial Road Network in Campbellford.
- Complete the schematic design and progress the detailed design for new affordable housing at 473 Ontario Street, Cobourg in partnership with Ontario Aboriginal Housing and Northumberland County Housing Corporation (NCHC).
- Complete Phase 2 of Elgin Park, opening 20 new affordable housing units in partnership with NCHC.
- Replace the Burnley Bridge and rehabilitation of Baltimore retaining wall.

Direct growth

Continue to increase engagement with member municipalities, Alderville First Nation, landowners and businesses on planning, growth and development.

Grow a resilient, sustainable tourism sector

- Continue to collaborate with member municipalities to amplify their promotion of core tourism experiences and work with tourism partners to develop a common messaging of our regional product.

Manage waste responsibly

- Plan for the implementation of diversion programs for asphalt shingles and dimensional lumber.
- Initiate a residual waste disposal study to determine the County's long-term solution for managing non-divertible waste, through extensive consultation with the public.



Champion a Vibrant Future

Intensify government relations

- Continue to develop public and private sector relationships which strategically benefit the County and support the creation of a government relations position to enable the vision of people, partnerships, and possibilities for a strong and vibrant Northumberland.





2024

financial overview

Treasurer's message



Investing today for a resilient tomorrow

I am pleased to present our 2024 Annual Report – an important snapshot of the year behind us and a look ahead to where we're going. This report not only presents our audited financial statements, but it also highlights the services we deliver, the programs and initiatives advanced in 2024, and our priorities for 2025. It reflects the careful balance of investing in community needs today while planning responsibly for tomorrow.

In 2024, County Council approved a \$218.8M budget, which included: \$141.8M for day-to-day operating costs; \$9.6M reserved for future infrastructure needs; and \$67.4M invested directly into capital and critical infrastructure. To support these priorities, a property tax increase of 6.57% was introduced, which included a dedicated infrastructure levy to support infrastructure and a new dedicated housing levy.

The 2024 budget supported many key priorities related to affordable housing, homelessness services, and infrastructure renewal. We expanded the Elgin Park affordable housing redevelopment in Cobourg, acquired a 22-unit apartment complex in Colborne to preserve local affordable housing stock, and opened a modernized shelter in Cobourg to better serve more diverse needs. This budget also sustained investments in roads, bridges, and equipment to maintain core services across the community.

Our financial position remains strong. Net financial liabilities increased from \$10.3M to \$27.5M in 2024, as a result of debt from the Golden Plough Lodge & Northumberland County Archives and Museum redevelopment. However, this was offset by a \$32M increase in non-financial assets. Our accumulated surplus continued to grow, reaching \$293.8M – an encouraging sign of fiscal health.

Expenses rose in 2024, reflecting inflationary impacts and increased funding for social programs but at the same time, revenues grew due to increased provincial funding, increased tax levy, and a higher-than-expected investment income.

At Northumberland County, we remain firmly committed to transparent and accountable financial stewardship. Our strong internal controls ensure we stay on course with Council's priorities while upholding fiscal discipline in the delivery of essential services. I extend my sincere thanks to the Finance team and our internal partners, whose careful financial management continue to safeguard public funds and support the well-being of our community.

Overall, our 2024 financial results reflect an organization that is investing wisely, growing sustainably, and planning responsibly for the future.

Matthew Nitach

Director of Finance/Treasurer

Financial management

① County business planning

The County goes through a rigorous budgeting and planning process each year. Each operating department develops an annual business plan that is aligned with the County's Corporate Strategic Plan. This process looks at programs and services, budgets and key priorities for the year. In addition to the annual budget, the long term plan is reviewed and updated to create a rolling 10-year financial outlook.

② Financial statement preparation

Northumberland County management is responsible for all information contained in the Annual Financial Report. These financial statements and accompanying notes have been prepared using reasonable limits of materiality and within the framework of the accounting principles and disclosure requirements of the Canadian Institute of Chartered Accountants guidelines included in the Public Sector Accounting and Auditing Standards Manual.

③ Internal control management

Management maintains appropriate systems of internal and administrative controls designed to provide reasonable assurance that transactions are executed with proper authorization, that assets are properly accounted for and safeguarded, and that the financial information produced is relevant, reliable and timely.

④ External audit

The role of the external auditor, Baker Tilly KDN LLP, is to express an independent opinion on the fair presentation of the County's financial position and operating results as contained in the Financial Statements, confirming that the statements are free from material misstatements. It is the responsibility of the auditor to advise management and the Finance & Audit Committee of any control or operational issues that may be identified during the execution of their audit procedures.

⑤ Financial reporting

To ensure accountability and transparency, the Finance Director/Treasurer presents quarterly updates to Council on the status of County finances relative to the current budget. County auditors, together with the Finance Director/Treasurer, present to Council the final annual Audited Financial Statement for the County, for Council approval, closing out the previous fiscal year.

2024 financial results

Annual overview

↑ **\$29.6 M** ↑ **\$14.2 M**

Expenses

Total revenue

↑ **\$8.4 M** ↑ **\$32.1 M**

Reserves

Net book value of assets

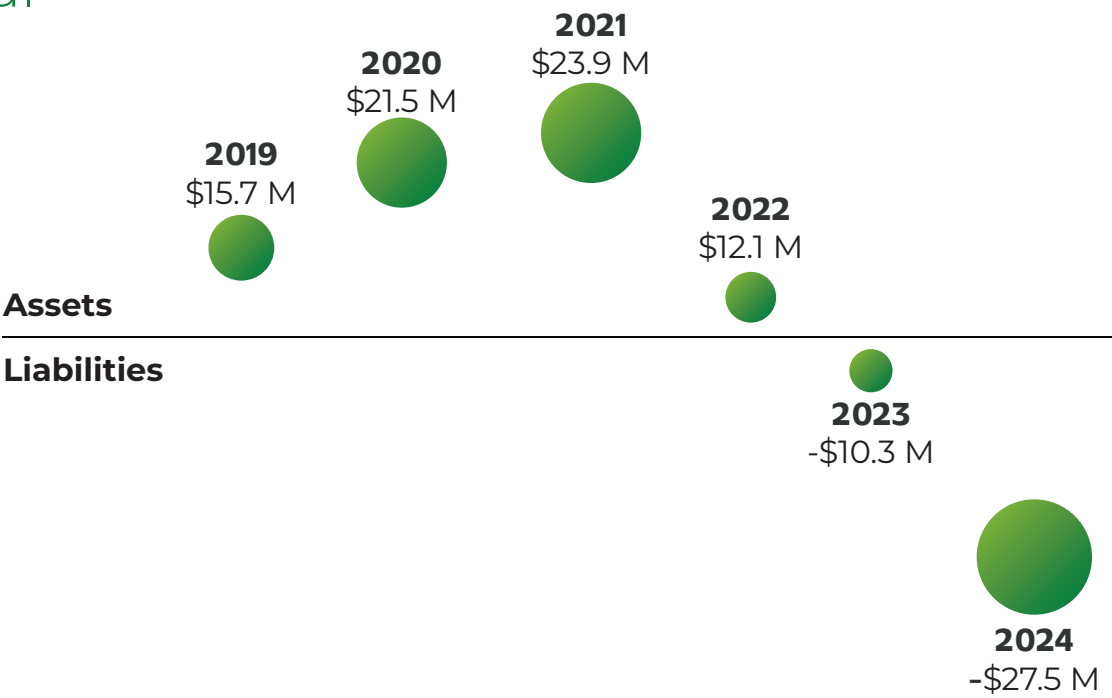
↑ **\$20.8 M** ↑ **\$3.0 M**

Long-term debt & short-term advances

Cash & investments

*All comparative data references 2023 results.

Financial assets



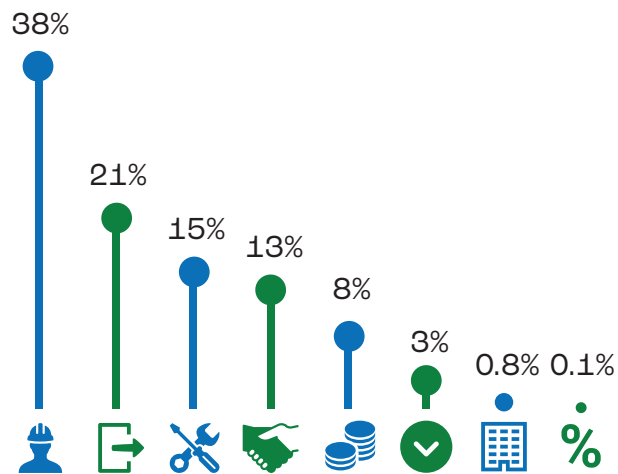
Net financial liabilities increased \$27.5 M.

The County saw a reduction of net financial assets in 2023, due to debt that was acquired for the Golden Plough Lodge & NCAM redevelopment project.

Expenses by type

Salaries & Benefits \$58.5 M
 External Transfers \$32.7 M
 Materials \$23.1 M
 Contracted Services \$20.4 M
 Amortization \$12.9 M
 Loss on Disposal of Capital Assets \$3.9 M
 Rents & Financial \$1.2 M
 Interest Charges \$0.2 M

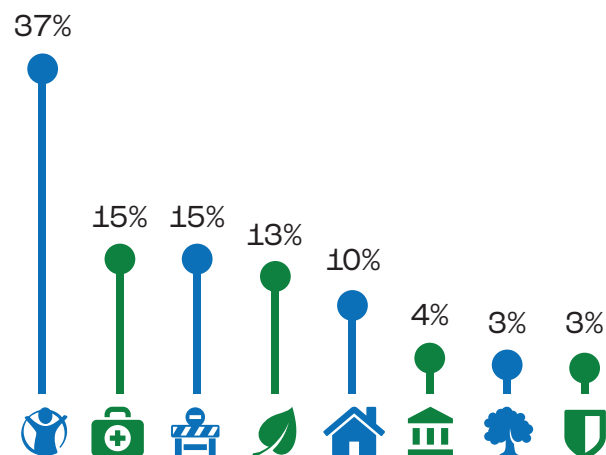
Total Expenses: ~152.9 M



Expenses by service

Social & Family Services \$56.2 M
 Health Services* \$23.3 M
 Transportation \$22.6 M
 Environmental Services† \$20.0 M
 Social Housing \$15.0 M
 General Government§ \$6.7 M
 Economic Development/
 Tourism/Forest \$5.1 M
 Protection Services‡ \$4.0 M

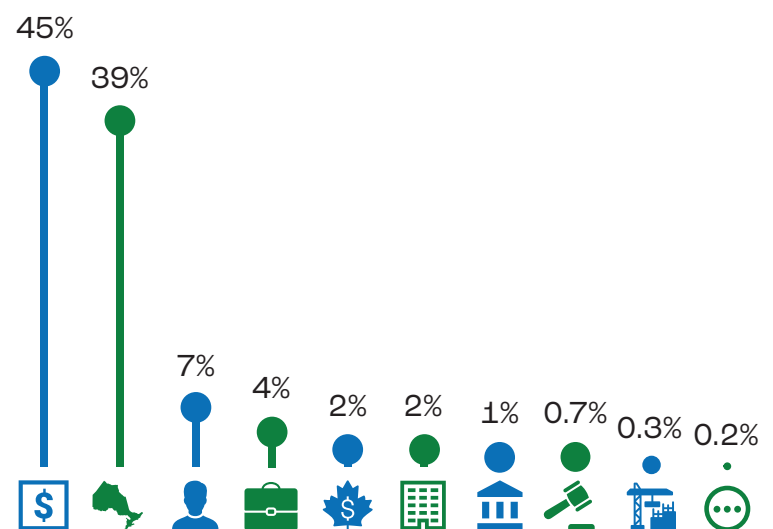
Total Expenses: ~152.9 M



Revenues by type

Tax Levy \$74.9 M
 Provincial Government \$64.8 M
 User Charges \$11.6 M
 Investment Income \$5.9 M
 Federal Government \$4.0 M
 Rents \$3.0 M
 Other Municipalities \$1.6 M
 Provincial Offences \$1.2 M
 Development Charges \$0.5 M
 Other \$0.3 M

Total Revenues: ~167.8 M



Percentages may not add up to 100 due to rounding. *Paramedics & Health Unit funding. †Waste management. ‡Provincial Offences, Court Security, Plumbing & Septic Inspections, & Emergency Planning. §Corporate Support departments & facilities, MPAC payment & Council.

Capital projects overview

Dollars spent on key investments

Major
projects

\$8.4 M

Roads & bridges

\$5.5 M

Northumberland County
Housing Corporation

\$32.2 M

Golden Plough Lodge &
NCAM Redevelopment

\$1.9 M

Roads

\$0.7 M

Waste

Fleets &
equipment

\$0.7 M

Paramedics



Connect

with us

Stay connected

Northumberland.ca

905-372-3329

1-800-354-7050

555 Courthouse Road, Cobourg ON

Read news and notices

Northumberland.ca/News

News, as well as information about community consultations and other public notices, are regularly posted in Northumberland newspapers. This information, along with photos, videos and other details, can also be found in the County's online Newsroom.

Follow us on social media

Northumberland.ca/FollowUs

We're social! Connect with Northumberland County via Facebook, Instagram, X, LinkedIn and YouTube.

Watch Council meetings

Northumberland.ca/Council

Our monthly Northumberland County Standing Committee and Council meetings are open to the public. Council generally meets on the third Wednesday of each month (subject to change). Minutes, agendas and reports from Council and Standing Committee meetings are also available for review online.

Have questions or comments for Council?

Northumberland.ca/MeetYourCouncil

County councillors welcome and appreciate your feedback. Share your comments by calling or mailing our headquarters office (contact information above), or connect with Council members through email by visiting our 'Meet Your Council' webpage.

Appendix A

2024 audited financial
statements

**CORPORATION OF THE COUNTY OF
NORTHUMBERLAND**

CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2024

**CORPORATION OF THE COUNTY OF
NORTHUMBERLAND**

CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2024

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CORPORATION OF THE COUNTY OF NORTHUMBERLAND

For The Year Ended December 31, 2024

MANAGEMENT REPORT

The accompanying consolidated financial statements of the Corporation of the County of Northumberland are the responsibility of management and have been approved by Council.

The consolidated financial statements have been prepared by management in accordance with Canadian Public Sector Accounting Standards. Financial statements are not precise since they include certain amounts based on estimates and judgements. When alternative accounting methods exist, management has chosen those it deems most appropriate in the circumstances, in order to ensure that the financial statements are presented fairly, in all material respects.

The County maintains systems of internal accounting and administrative controls of high quality, consistent with reasonable cost. Such systems are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and the County's assets are appropriately accounted for and adequately safeguarded.

The County's Council is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving financial statements.

Council reviews and approves the County's financial statements for issuance to the members of Council, inhabitants and ratepayers of the Corporation of the County of Northumberland. Council meets periodically with management, as well as the external auditor, to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, to satisfy themselves that each party is properly discharging their responsibilities and to review the financial statements and the independent auditor's report.

The consolidated financial statements have been audited by Baker Tilly KDN LLP in accordance with Canadian generally accepted auditing standards on behalf of the County. Baker Tilly KDN LLP has full and free access to Council.

A stylized black ink signature of the Warden, consisting of several loops and a long horizontal stroke.

Warden

A blue ink signature of the Treasurer, featuring a series of connected loops and a long horizontal stroke.

Treasurer

June 18, 2025

Baker Tilly KDN LLP
272 Charlotte St.
Peterborough, ON
Canada K9J 2V4

INDEPENDENT AUDITOR'S REPORT

T: (705) 742-3418
F: (705) 742-9775

**To the Members of Council, Inhabitants and Ratepayers
of the Corporation of the County of Northumberland**

www.bakertilly.ca

Opinion

We have audited the consolidated financial statements of the Corporation of the County of Northumberland and its subsidiary (the County), which comprise the consolidated statement of financial position as at December 31, 2024, the consolidated statements of operations and accumulated surplus, change in net debt and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the County as at December 31, 2024, and the results of its consolidated operations 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 Consolidated Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the consolidated 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.

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

Management is responsible for the preparation and fair presentation of the consolidated 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 consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the County'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 County or to cease operations, or has no realistic alternative but to do so.

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

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated 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. 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 these consolidated 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 consolidated 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 County'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 County'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 consolidated 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 County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Baker Tilly KDN LLP

Chartered Professional Accountants
Licensed Public Accountants

Peterborough, Ontario
July 18, 2025



CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

At December 31, 2024

		2023
		\$
FINANCIAL ASSETS		
Cash	9,048,016	7,745,587
Investments (note 4)	122,705,494	121,050,657
Accounts receivable	6,154,947	5,997,308
TOTAL FINANCIAL ASSETS	137,908,457	134,793,552
LIABILITIES		
Short term advances (note 5)	85,464,893	66,788,389
Accounts payable and accrued liabilities	29,827,935	32,287,946
Deferred revenue - obligatory reserve funds (note 6)	4,634,205	3,881,472
Deferred revenue - other	1,484,180	1,370,055
Employee future benefits liability (note 9)	5,768,120	5,106,426
Long term debt (note 8)	9,511,357	7,401,617
Asset retirement obligation (note 10)	28,665,604	28,290,204
TOTAL LIABILITIES	165,356,294	145,126,109
NET DEBT	(27,837)	(10,332,557)
NON-FINANCIAL ASSETS		
Tangible capital assets (note 11)	320,422,171	288,266,955
Prepaid expenses	778,558	939,149
TOTAL NON-FINANCIAL ASSETS	321,200,729	289,206,104
ACCUMULATED SURPLUS (note 12)	293,892	278,873,547

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the Year Ended December 31, 2024

	Budget 2024	Actual 2024 \$	Actual 2023 \$
	(note 17)		
REVENUES			
Tax levy from lower tiers	74,153,797	74,893,318	68,722,279
User charges	11,178,284	11,607,841	11,907,619
Government of Canada	2,364,716	1,346,991	2,408,388
Province of Ontario	54,744,353	61,374,902	51,369,417
Other municipalities	1,582,200	1,572,570	1,754,169
Provincial Offenses Act - fines (note 14)	1,500,000	1,240,099	1,354,068
Investment income	2,587,000	5,911,322	5,102,338
Waste Diversion	3,170,000	3,266,961	2,186,844
Rents	3,096,994	3,026,853	2,851,978
Development charges earned (note 6)	2,158,550	481,509	663,484
Canada Community-Building Fund earned (note 6)	2,364,412	2,729,078	4,878,844
Other	484,679	326,587	337,180
TOTAL REVENUES	159,384,985	167,778,031	153,536,608
EXPENSES			
General government	7,390,167	6,733,581	5,137,695
Protection services	4,512,467	3,986,170	3,926,729
Transportation services	22,330,158	22,618,433	19,185,101
Environmental services	16,457,050	19,970,294	18,566,023
Health services	23,553,446	23,329,364	20,834,737
Social and family services	51,697,531	56,162,517	48,097,012
Social housing	17,697,639	15,011,249	13,499,009
Economic development, tourism and forest	5,435,620	5,087,078	4,755,037
Landfill adjustment due to change in standards	-	-	(10,699,800)
TOTAL EXPENSES	149,074,078	152,898,686	123,301,543
ANNUAL SURPLUS	<u>10,310,907</u>	14,879,345	30,235,065
ACCUMULATED SURPLUS - beginning of year		278,873,547	248,638,482
ACCUMULATED SURPLUS - end of year		293,752,892	278,873,547

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED STATEMENT OF CHANGE IN NET DEBT

For the Year Ended December 31, 2024

	Budget 2024 \$ (note 17)	Actual 2024 \$	Actual 2023 \$
ANNUAL SURPLUS	10,310,907	14,879,345	30,235,065
Amortization of tangible capital assets	9,700,000	12,875,202	10,490,724
Purchase of tangible capital assets	(75,268,414)	(53,556,746)	(45,645,922)
Loss on disposal of tangible capital assets	-	3,854,842	195
Proceeds on sale of tangible capital assets	-	4,671,486	-
Change in prepaid expenses	-	160,591	(545,592)
CHANGE IN NET FINANCIAL ASSETS/(NET DEBT)	(55,257,507)	(17,115,280)	(5,465,530)
NET FINANCIAL ASSETS/(NET DEBT) - beginning of year	(10,332,557)	(10,332,557)	12,095,769
ADJUSTMENT ON ADOPTION OF THE ASSET RETIREMENT OBLIGATION STANDARD	-	-	(16,962,796)
NET DEBT - beginning of year, as restated	(10,332,557)	(10,332,557)	(4,867,027)
NET DEBT - end of year	(65,590,064)	(27,447,837)	(10,332,557)

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2024

		2023
		\$
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	14,879,345	30,235,065
Items not involving cash		
Amortization of tangible capital assets	12,875,202	10,490,724
Loss on disposal of tangible capital assets	3,854,842	195
Accretion expense	865,680	376,439
Change in employee future benefits liability	661,694	395,272
Change in asset retirement obligation for closed sites	(490,280)	10,950,969
Change in landfill closure and post-closure liability	-	(21,995,200)
Change in non-cash assets and liabilities		
Accounts receivable	(157,639)	1,114,486
Prepaid expenses	160,591	(545,592)
Accounts payable and accrued liabilities	(2,460,011)	2,740,141
Deferred revenue - obligatory reserve funds	752,733	(1,041,979)
Deferred revenue - other	114,125	33,829
Net change in cash from operating activities	31,056,282	32,754,349
CAPITAL ACTIVITIES		
Purchase of tangible capital assets	(53,556,746)	(45,645,922)
Proceeds on disposal of tangible capital assets	4,671,486	-
Net change in cash from capital activities	(48,885,260)	(45,645,922)
INVESTING ACTIVITIES		
Purchase of investments	(79,232,233)	(97,012,985)
Disposal of investments	77,577,396	90,162,885
Net change in cash from investing activities	(1,654,837)	(6,850,100)
FINANCING ACTIVITIES		
Long term debt issued	3,181,193	-
Debt principal repayments	(1,071,453)	(1,182,560)
Short term advances	18,676,504	24,681,844
Net change in cash from financing activities	20,786,244	23,499,284
NET CHANGE IN CASH	1,302,	3,757,611
CASH - beginning of year	7,745,	3,987,976
CASH - end of year	9,048,	7,745,587

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

The County of Northumberland is an upper tier municipality in the 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 legislation.

1. SIGNIFICANT ACCOUNTING POLICIES

These consolidated financial statements have been prepared in accordance with the standards in the Chartered Professional Accountants Canada Public Sector Accounting (PSA) Handbook. Significant aspects of the accounting policies are as follows:

(a) Reporting Entity

These consolidated financial statements reflect the assets, liabilities, revenues and expenses and accumulated surplus of the reporting entity.

The reporting entity is comprised of all organizations, committees and local boards accountable for the administration of their financial affairs and resources to the County and which are owned and controlled by the County. These consolidated financial statements include:

- Northumberland County Housing Corporation
- Northumberland Workforce Housing Corporation

All interfund assets and liabilities and revenues and expenses are eliminated.

(b) Trust Funds

Trust funds and their related operations administered by the County are not included in these consolidated financial statements but are reported on separately on the Trust Funds Statement of Continuity and Statement of Financial Position.

(c) Deferred Revenue

Deferred revenue represents grants, user charges and fees which have been collected but for which the related services have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

(d) 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 the asset, as well as legally or contractually required retirement activities. When historical cost records were not available, other methods were used to estimate costs. The cost, less residual value, if any, is amortized on a straight-line basis, over the expected useful life of the asset, as follows:

Land improvements	10 years
Land improvements - landfill	expected life of landfill
Buildings	50 to 75 years
Roads and bridges	20 to 75 years
Equipment and computers	5 to 20 years
Vehicles	5 to 10 years

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

Tangible capital assets categorized as assets under construction are not amortized until they are put into service.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(e) Non-financial Assets

Tangible capital and other non-financial assets are accounted for as assets by the County because they can be used to provide services in future periods. These assets do not normally provide resources to discharge the liabilities of the County unless they are sold.

(f) Reserves

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

(g) Recognition of Revenues and Expenses

Revenues and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenues in the period in which the transactions or events occurred that give rise to the revenue; expenses are recognized in the period the goods or services are acquired and a legal liability is incurred or transfers are due.

Tax levy from lower tiers

The County establishes the tax rates annually based on the amount required to be raised. These tax rates are used to levy amounts to the lower tier municipalities are based on their annual assessment. Adjustments to the lower tier levy amounts for additions to and reductions in assessment are reported in the consolidated financial statements when amounts can be reasonably determined.

Government funding and other grants

Government funding and other grants are recognized in the financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

Other revenue

Fines levied under the Provincial Offenses Act 1997 are recognized when the funds are received. (see note 14)

User charges are recognized as revenue in the year the goods and services are provided.

Investment income is recorded in the year in which it is earned.

Canada Community-Building Fund and development charges are recognized in the period in which the related expenditures are recorded.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(h) Employee Future Amounts Payable

The County provides certain employee benefits which will require funding in future periods. These benefits include benefits under the Workplace Safety and Insurance Board Act, extended health and dental benefits, sick leave and life insurances.

(i) Use of Estimates

Certain items recognized in the consolidated financial statements are subject to measurement uncertainty. The recognized amounts of such items are based on the County's best information and judgment. By their nature, these estimates are subject to measurement uncertainty and the effect on the consolidated financial statements or changes in such estimates in future periods could be significant. The County's significant estimates include:

- The amount recorded for asset retirement obligation is based on estimates of the assets with potential contaminants and management's estimate of the costs to retire those assets - See Note 1(j) and related costs added to tangible capital assets - See Note 1(d)
- Amortization of tangible capital assets is based on estimated useful life and residual value - See Note 1(d)
- Employee future amounts payable depend on certain actuarial and economic assumptions - See Note 1(h)
- Allowance for doubtful accounts receivable is based in management's estimate of future collectibility

(j) Asset Retirement Obligation

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 closure of operational sites and post-closure care relating to landfill sites has been recognized based on estimated future expenses. An additional liability for the removal of asbestos in several of the buildings owned by the County has also been recognized based on estimated future expenses for remediation or disposal.

The liability is discounted using a present value calculation, and adjusted yearly for accretion expense and any amounts paid. The recognition of the 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 accounting policies outlined in (d).

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(k) Financial Instruments

Financial instruments are classified as either fair value or amortized cost. The following chart shows the measurement method for each type of financial instrument.

Financial Instrument	Measurement Method
Cash	Amortized Cost
Investments:	
Bonds	Amortized Cost
High interest savings	Fair Value
Accounts receivable	Amortized Cost
Short term advances	Amortized Cost
Accounts payable and accrued liabilities	Amortized Cost
Long term debt	Amortized Cost

Fair value category: The County manages and reports performance for groups of financial assets on a fair-value basis. Investments traded in an active market are reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date. Transaction costs related to the acquisition of investments are recorded as an expense. Unrealized gains and losses on financial assets are recognized in the Statement of Remeasurement Gains and Losses until such time that the financial asset is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the Statement of Operations and Accumulated Surplus and related balances reversed from the Statement of Remeasurement Gains and Losses.

Amortized cost category: Amounts are measured at the initial recognition minus principal repayments, plus or minus the cumulative amortization using the effective interest rate method of any difference between the initial amount and the maturity amount, and minus any reduction for impairment or uncollectibility. The effective interest method is a method of calculating the amortized cost of a financial asset or financial liability (or a group of financial assets or financial liabilities) and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial instrument asset or liability.

The following hierarchy provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which fair value is observable:

- Level 1 - Unadjusted quoted market prices in active markets for identical assets or liabilities;
- Level 2 - Observable or corroborated inputs, other than level 1, such as quoted prices for similar assets or liabilities in inactive markets or market data for substantially the full term of the assets or liabilities; and
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities.

As there are no unrealized gains or losses on financial instruments to report, the Statement of Remeasurement Gains and Losses has not been presented in these financial statements.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

2. CHANGES IN ACCOUNTING POLICIES

The County has implemented the following sections and guidelines which are now effective under the PSA Handbook: 3160 Public Private Partnerships, 3400 Revenue, and PSG-8 Purchased Intangibles.

Section 3160 establishes standards on accounting for public private partnerships between public and private sector entities where the public sector entity procures infrastructure using a private sector partner. The adoption of this standard did not have an impact on the County's consolidated financial statements.

Section 3400 establishes standards on how to account for and report on revenue. Specifically, it differentiates between revenue arising from transactions that include performance obligations, referred to as 'exchange transactions', and transactions that do not have performance obligations, referred to as 'non-exchange transactions'. The adoption of this standard did not have an impact on the County's consolidated financial statements.

Under PSG-8, an entity may recognize purchased intangibles as an asset in its consolidated financial statements if the intangible meets the asset definition and the general recognition criteria. The adoption of this standard did not have an impact on the County's consolidated financial statements.

3. TRUST FUNDS

Trust funds administered by the County amounting to \$154,212 (2023 - \$147,767) have not been included in the Consolidated Statement of Financial Position nor have their operations been included in the Consolidated Statement of Operations and Accumulated Surplus. As such balances are held in trust by the County for the benefit of others, they are not presented as part of the County's financial position or operations.

4. INVESTMENTS

Investments are comprised of the following:

	Level (note 1(k))	2024 \$	2023 \$
Amortized Cost			
Bonds		63,648,888	75,874,019
Fair Value			
BNS investment high interest savings account	1	53,220,818	44,788,651
Renaissance high interest savings account and investment cash account	1	5,835,788	387,987
		59,056,606	45,176,638
		122,705,494	121,050,657

For the investments currently recorded at fair value, fair value is equal to cost resulting in no unrealized gains or losses.

There were no transfers in or out of level 2 and level 3 during the year.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

5. SHORT TERM ADVANCES

During 2020, the County signed a financing agreement with Ontario Infrastructure and Lands Corporation (OILC) to provide advances for the construction of the new Golden Plough Lodge. Total available OILC financing is \$96,770,321. The advances will be moved to long term debt when construction is complete. Advances received to December 31, 2024 totaled \$85,464,893 (2023 - \$66,788,389).

6. DEFERRED REVENUE - OBLIGATORY RESERVE FUNDS

A requirement of the Chartered Professional Accountants Canada Public Sector Accounting Handbook, is that obligatory reserve funds be reported as deferred revenue. This requirement is in place as legislation and external agreements restrict how these funds may be used and under certain circumstances these funds may possibly be refunded. The balances in the obligatory reserve funds of the County are summarized below:

	2024 \$	2023 \$
Canada Community-Building Fund	882,008	737,760
Development charges	3,752,197	3,143,712
	4,634,205	3,881,472

The continuity of deferred revenue - obligatory reserve funds is as follows:

	2023 \$	
Balance - beginning of year	3,881,	4,923,451
Add amounts received:		
Canada Community-Building Fund	2,834,654	2,816,405
Development charges	1,006,974	1,547,614
Interest	121,692	136,330
	3,963,320	4,500,349
Less transfer to operations:		
Canada Community-Building Fund earned	2,729,078	4,878,844
Development charges earned	481,509	663,484
	3,210,587	5,542,328
Balance - end of year	4,634,	3,881,472

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

7. CREDIT FACILITY AGREEMENT

The County has a revolving credit facility agreement with its main financial institution. The amount available at any time is limited to \$10,000,000 via an operating loan. Any balance borrowed will accrue interest at the bank's prime lending rate less 1.0% per annum. Council authorized the temporary borrowing limit by by-law 08-2024. At December 31, 2024 there was no balance outstanding (2023 - \$Nil).

8. LONG TERM DEBT

- (a) The balance of long term debt reported on the Consolidated Statement of Financial Position is made up of the following:

	2024	2023
	\$	\$
Ontario Infrastructure and Lands Corporation due September 3, 2049, repayable in blended semi-annual instalments of \$107,504 and bears interest at 4.58% per annum.	3,181,193	-
Ontario Strategic Infrastructure Financing Authority due March 15, 2028, repayable in blended semi-annual instalments of \$89,862 and bears interest at 4.92% per annum.	571,439	717,632
Ontario Infrastructure Projects Corporation due September 4, 2035, repayable in blended semi-annual instalments of \$90,923 and bears interest at 4.51% per annum.	1,563,369	1,671,051
Ontario Infrastructure Projects Corporation due September 1, 2027, repayable in blended semi-annual instalments of \$68,560 and bears interest of 2.78% per annum.	392,070	515,708
Ontario Infrastructure and Lands Corporation due September 16, 2029, repayable in blended semi-annual instalments of \$81,259 and bears interest at 2.19% per annum.	765,717	909,105
Ontario Infrastructure and Lands Corporation due September 16, 2029, repayable in blended semi-annual instalments of \$228,226 and bears interest at 2.19% per annum.	2,150,624	2,553,351
Ontario Infrastructure and Lands Corporation due December 1, 2030, repayable in blended semi-annual instalments of \$84,821 and bears interest at 1.48% per annum.	886,945	1,034,770
	9,511,357	7,401,617

- (b) The long term debt in (a) issued in the name of the County have been approved by by-law. The annual principal and interest payments required to service these liabilities are within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing.

- (c) Interest paid during the year on long term debt amounted to \$208,840 (2023 - \$240,935).

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

8. LONG TERM DEBT, continued

(d) The long term debt reported in (a) of this note is repayable as follows:

	Principal \$	Interest \$	Total \$
2025	1,169,235	323,837	1,493,072
2026	1,201,110	289,775	1,490,885
2027	1,234,120	254,577	1,488,697
2028	1,040,375	219,169	1,259,544
2029	975,380	192,095	1,167,475
	5,620,220	1,279,453	6,899,673
2030 to 2034	1,400,847	732,891	2,133,738
2035 and subsequent years	2,490,290	916,689	3,406,979
	9,511,357	2,929,033	12,440,390

9. EMPLOYEE FUTURE AMOUNTS PAYABLE

The liability is comprised of the following amounts:

	2024 \$	2023 \$
WSIB	4,074,212	3,537,541
Health benefits	1,693,908	1,568,885
	5,768,120	5,106,426

Under the Workplace Safety and Insurance Board (WSIB), the County is self-insured (Schedule II) and remits payments to the WSIB as required to fund disability payments. The liability recorded of \$4,074,212 (2023 - \$3,537,541) has been determined by an actuarial review completed as of December 31, 2023. This liability is fully funded by a reserve set aside for this purpose and reported as part of the employee health, safety and related costs reserve as reported in the Accumulated Surplus note.

The actuarial report for the WSIB liability was based on the following assumptions:

Interest discount rate	4.50%
WSIB administration and physician fees	20% of benefit costs
Expected level of increase in claims	0.01%
Expected average remaining service life	11 years

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

9. EMPLOYEE FUTURE AMOUNTS PAYABLE, continued

The continuity of the WSIB liability is as follows:

	2024	2023
	\$	\$
Accrued benefit obligation at January 1	4,918,725	4,051,647
Unamortized actuarial losses	(1,381,184)	(866,189)
Liability at January 1	3,537,541	3,185,458
Current year benefit cost	861,941	600,036
Interest	225,236	113,609
Amortization of actuarial loss/(gain)	138,412	79,323
Less: benefit payments	(688,918)	(440,885)
Liability at December 31	4,074,212	3,537,541

The liability for extended health care and sick leave benefits has been determined by an actuarial review completed as of December 31, 2023.

The actuarial report for the health benefits liability was based on the following assumptions:

Discount rate	4.50%
Inflation rate	2.00%
Future salary escalation	3.00%
Future dental escalation	4.00%
Future health cost escalation	6.00% reducing to 4.00% in 2030

The continuity of the health benefits is as follows:

	2024	2023
	\$	\$
Accrued benefit obligation at January 1	2,228,728	1,525,696
Unamortized actuarial gains/(losses)	(659,843)	-
Liability at January 1	1,568,885	1,525,696
Current year benefit cost	116,524	100,414
Interest	99,873	49,482
Amortization of actuarial loss/(gain) (amortized over the expected average remaining service life)	43,786	-
Less: benefit payments	(135,160)	(106,707)
Liability at December 31	1,693,908	1,568,885

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

10. ASSET RETIREMENT OBLIGATION

The County's asset retirement obligation consists of the following:

(a) Landfill obligation

The County owns and operates nine landfill sites. The liability for the remaining closure costs of the one operational site as well as the post-closure costs for all sites has been recognized under PS 3280 – Asset Retirement Obligations. The costs have been estimated based upon the presently known obligations that will exist at the estimated year of closure of the sites and for 25 years after the closure date using a discount rate of 4.38% and an inflation rate of 3%. For the closed sites, there are between 11 and 15 years of remaining monitoring costs; however, the 25 year estimate could be extended based on the results of the monitoring. For the one operational site, the site is projected to close in 2034.

(b) Asbestos obligation

The County owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. Following the adoption of PS 3280 – Asset Retirement Obligations, the County recognized an obligation relating to the removal of the asbestos in these building as estimated at January 1, 2023. The buildings have estimated useful lives between 5 and 25 years.

Changes to the asset retirement obligation in the year are as follows:

	Operational site	Closed sites	Landfills Total 2024	Landfills Total 2023
Landfill closure and post-closure	\$	\$	\$	\$
Opening balance	12,065,700	10,970,700	23,036,400	-
Adjustment on adoption of the asset retirement obligation standard	-	-	-	23,201,600
Opening balance, as restated	12,065,700	10,970,700	23,036,400	23,201,600
Post-closure costs incurred	-	(490,280)	(490,280)	(344,431)
Accretion expense	520,600	345,080	865,680	179,231
Closing balance	12,586,300	10,825,500	23,411,800	23,036,400

	Asbestos 2024	Asbestos 2023
Asbestos obligation	\$	\$
Opening balance	5,253,804	-
Adjustment on adoption of the asset retirement obligation standard	-	5,056,596
Opening balance, as restated	5,253,804	5,056,596
Accretion expense	-	197,208
Closing balance	5,253,804	5,253,804
Total	28,665,604	28,290,204

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

11. TANGIBLE CAPITAL ASSETS

The net book value of the County's tangible capital assets are:

		2023	
			\$
General			
Land	13,158,939	14,363,886	
Land improvements	13,757,090	14,849,770	
Buildings	30,196,359	32,369,900	
Equipment and computers	14,597,156	14,064,362	
Vehicles	5,489,961	5,622,100	
Infrastructure			
Roads and bridges	116,769,937	118,090,951	
	193,969,442	199,360,969	
Assets under construction	452,729	88,905,986	
	422,171	288,266,955	

For additional information, see the Consolidated Schedule of Tangible Capital Assets.

During the year there were no write-downs of assets (2023 - \$Nil), interest capitalized of \$3,825,676 (2023 - \$2,742,785) and no contributed assets (2023 - \$Nil).

Tangible capital assets allocated by segment are as follows:

	2024	2023
	\$	\$
General government	18,335,041	18,241,819
Protection services	152,436	165,682
Transportation services	128,287,018	126,049,856
Environmental services	32,375,168	40,874,975
Health services	2,946,735	3,166,131
Social and family services	107,496,425	76,410,230
Social housing	28,681,690	21,187,491
Economic development, tourism and forest	2,147,658	2,170,771
	320,422,171	288,266,955

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

12. ACCUMULATED SURPLUS

(a) Accumulated surplus consists of the following:

	2024	2023
	\$	\$
Surplus/(Deficit)		
County operations	76,835	-
Northumberland Workforce Housing Corporation	(76,835)	-
Unfunded employee future benefits liability	(5,768,120)	(5,106,426)
Unfunded operating costs	(56,424)	(30,162)
	(5,824,544)	(5,136,588)
Invested In Capital Assets		
Tangible capital assets - net book value	320,422,171	288,266,955
Long term debt	(9,511,357)	(7,401,617)
Unfunded capital - GPL rebuild (b)	(88,107,049)	(67,027,763)
Unfunded capital - Archives (b)	(1,630,801)	(1,560,020)
Unfunded capital - Other	(323,687)	-
Unfunded capital - Northumberland County Housing Corporation	(4,520,031)	(3,510,491)
Asset retirement obligation	(28,665,604)	(28,290,204)
	187,663,642	180,476,860
Surplus	181,839,098	175,340,272
Reserves		
Corporate services	44,258,892	34,117,452
Transportation services	27,839,539	22,447,463
Waste services	5,518,885	5,523,885
Social services	1,853,605	1,505,869
Social housing	12,191,320	13,062,798
Golden Plough Lodge	3,866,194	10,517,757
Ambulance services	2,258,496	1,589,238
Technological development	1,647,385	1,248,280
Emergency planning	414,518	379,518
Employee health, safety and related costs	6,286,616	7,352,524
Facilities	2,138,256	2,410,702
Economic development, tourism and forest	334,374	211,052
Plumbing and septic inspections	294,159	405,183
Landfill closure	2,750,000	2,550,000
Land use planning	261,555	211,554
Total Reserves	111,913,794	103,533,275
	293,752,892	278,873,547

(b) Unfunded capital for the Golden Plough Lodge (GPL) rebuild and Archives will be funded with long term debt when the project is complete.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

13. FINANCIAL INSTRUMENTS

Transactions in financial instruments may result in the County assuming or transferring to another party one or more of the financial risks described below. The required disclosures provide information that assists users of financial statements in assessing the extent of risk related to financial instruments.

The County is exposed to the following risks in respect of certain of the financial instruments held:

(a) Interest rate risk

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. The County has interest rate exposure on its long term debt and investments. The exposure on its long term debt is low as they have a fixed interest rates. The County manages the exposure on its investments through highly liquid short term investments as well as bonds with varying maturity rates that are generally held to maturity.

(b) Credit risk

Credit risk is the risk that one party to a transaction will fail to discharge an obligation and cause the other party to incur a financial loss. The County reduces its exposure to credit risk by creating an allowance for bad debts when applicable. The County monitors and assesses the collectability of accounts receivable based on past experience to derive a net realizable value.

In the opinion of management, the County is not exposed to any significant currency, market or liquidity risks.

14. PROVINCIAL OFFENCES OFFICES

As a result of the provincial-municipal restructuring under Bill 108, streamlining of administration of Provincial Offences Act ("POA") 1997, the County has assumed responsibility and administration of the POA office and courts.

Revenues from the POA office consists of fines levied under Part I and III (including delay penalties) for POA charges filed at 860 William Street in Cobourg. Offenders may pay their fines at any court office in Ontario, at which time, their receipt is recorded in the Integrated Courts Operations Network system ("ICON") operated by the Province of Ontario. The County of Northumberland recognizes fine revenue when the receipt of funds is recorded by ICON and matched to the offence notice, regardless of the location where payment is made.

Revenues and expenses related to these operations have been reported as follows:

	2024	2023
	\$	\$
Gross revenues	1,240,099	1,354,068
Operating costs and allocated charges	(1,296,874)	(1,229,856)
Net County revenue (expense)	(56,775)	124,212

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

15. EXPENSES BY OBJECT

The expenses for the year reported on the Consolidated Statement of Operations and Accumulated Surplus by object are as follows:

	Budget 2024 \$ (note 17)	Actual 2024 \$	Actual 2023 \$
Salaries and benefits	61,710,325	58,616,353	52,992,001
Interest charges	309,983	208,840	240,935
Materials	21,401,087	23,052,691	21,330,187
Contracted services	22,605,537	20,439,368	19,694,127
Rents and financial	927,703	1,198,070	822,946
External transfers	32,419,443	32,653,320	28,430,228
Amortization	9,700,000	12,875,202	10,490,724
Loss (gain) on disposal of tangible capital assets	-	3,854,842	195
Landfill adjustment due to change in standards	-	-	(10,699,800)
	149,074,078	152,898,686	123,301,543

16. PENSION AGREEMENTS

Certain employees of the County are eligible members of the Ontario Municipal Employees Retirement System (OMERS), a multi-employer pension plan.

The Actuarial Opinion contained in the 2024 Annual Report disclosed total actuarial liabilities of \$142,489 million in respect of benefits accrued for service with actuarial assets of \$139,576 million indicating an actuarial deficit of \$2,913 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 County does not recognize any share of the OMERS pension surplus or deficit.

The County's total contributions to OMERS in 2024 were \$7,379,892 (2023 - \$6,626,144) of which \$3,689,946 (2023 - \$3,313,072) was contributed by employees.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

17. BUDGET FIGURES

The budget, approved by the County differs from the budget reflected on the Consolidated Statement of Operations and Accumulated Surplus as the approved budget has been adjusted to comply with PSA reporting requirements.

The following is a reconciliation of Council's approved budget to the annual surplus:

	2024 \$
Council approved budgeted surplus	-
Tangible capital asset additions	75,268,414
Amortization of tangible capital assets	(9,700,000)
Long term debt proceeds	(13,295,225)
Principal repayment of long term debt	1,316,405
Transfers to/(from) reserves	(15,284,117)
Change in employee future benefits	(1,000,000)
Change in unfunded capital	(26,994,570)
<u>Annual surplus reported on the Consolidated Statement of Operations</u>	<u>10,310,907</u>

18. CONTINGENT LIABILITIES

The County, in the course of its operations, is often named in lawsuits the outcomes of which are indeterminable at this time. No amounts in connection with these items have been reflected in these financial statements.

19. COMMITMENTS

The County assumed the assets and liabilities of the waste management systems of the lower tier municipalities on January 1, 1991 according to by-law 24-90. This by-law was passed pursuant to subsection 209(a) of the Municipal Act of the Province of Ontario which required the County to pay or to receive from the lower tier municipalities' compensation based upon the discounted future cash flows of the landfill site. The County is involved with ongoing negotiations with respect to the settlements for further sites.

The County has entered into several contracts related to the Golden Plough Lodge rebuild. The total projected cost of the rebuild is \$144,928,664. Total costs of \$108,962,451 have been incurred to December 31, 2024.

The Northumberland County Housing Corporation has entered into agreements for the redevelopment of Elgin Park. The total projected costs for the various phases of the redevelopment is \$18,097,796. Total costs of \$14,488,738 have been incurred to December 31, 2024.

20. SEGMENTED INFORMATION

The County of Northumberland is a municipal government organization that provides a range of services to its residents. County services are reported by function and their activities are separately disclosed in the segmented information.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

20. SEGMENTED INFORMATION, continued

For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated to the segment. Certain allocation methodologies are employed in the preparation of segmented financial information. Taxation levied to lower tiers is allocated based on each segment's net requirements. Internal transfers include the following: 1) Actual wages and benefits expenses for governance, corporate management and information technologies that are allocated based on the segment's proportionate share as determined by head count, revenue and number of computers; and 2) Actual occupancy costs that are allocated based on the segment's proportionate share of the square footage of the County buildings.

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. For additional information see the Consolidated Schedule of Segment Disclosure.

General Government

General government consists of the activities of Council and general financial and administrative management of the County and its programs and services including contributions to the Municipal Property Assessment Corporation.

Protection Services

Protection services includes emergency measures, plumbing and septic inspections and Provincial Offences Act charges.

Transportation Services

The activities of the transportation function includes maintenance and winter control of the County's roads and bridges.

Environmental Services

The environmental function is responsible for providing waste collection, waste disposal and recycling services to ratepayers.

Health Services

The health services function consists of land ambulance services and contributions to the local health unit.

Social and Family Services

The social and family services consist of general assistance to inhabitants, home for the aged and child care services for the County.

Social Housing

The social housing services provides affordable housing to qualified inhabitants of the County and includes the operations of the Northumberland County Housing Corporation.

Economic Development, Tourism and Forest

The function includes economic development and tourism operations and maintenance of the County forests.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

21. SOCIAL HOUSING

The Northumberland County Housing Corporation was incorporated under Part III of The Ontario Business Corporations Act in response to the Province's overall initiative to devolve Social Housing to local municipalities. The Corporation currently provides subsidized housing to its tenants and their families.

As the Service Manager, the County is now the sole shareholder of the Corporation.

On January 1, 2001 the Ontario Housing Corporation transferred 14 properties and certain head office assets to the Corporation. The properties transferred carried the following restriction:

"The properties cannot be transferred or mortgaged or otherwise encumbered, developed or redeveloped or disposed of by any person without prior consent of the Minister of Municipal Affairs and Housing."

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED SCHEDULE OF TANGIBLE CAPITAL ASSETS For the Year Ended December 31, 2024

	General					Infrastructure		Totals \$
	Land \$	Land Improve \$	Buildings \$	Equipment and Computers \$	Vehicles \$	Roads and Bridges \$	Assets Under Construction \$	
COST								
Balance, beginning of year	14,363,886	17,251,694	73,510,625	29,954,380	18,137,912	209,902,141	88,905,986	452,026,624
Add: additions during the year	850,000	2,273,361	2,623,165	2,572,902	1,406,326	6,261,334	37,569,658	53,556,746
Less: disposals during the year	2,054,947	129,909	6,649,881	6,555,362	2,148,001	6,864,977	22,915	24,425,992
Balance, end of year	13,158,939	19,395,146	69,483,909	25,971,920	17,396,237	209,298,498	126,452,729	481,157,378
ACCUMULATED AMORTIZATION								
Balance, beginning of year	-	2,401,924	41,140,725	15,890,018	12,515,812	91,811,190	-	163,759,669
Add: additions during the year	-	3,366,041	1,968,987	1,533,664	1,492,213	4,514,297	-	12,875,202
Less: disposals during the year	-	129,909	3,822,162	6,048,918	2,101,749	3,796,926	-	15,899,664
Balance, end of year	-	5,638,056	39,287,550	11,374,764	11,906,276	92,528,561	-	160,735,207
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS								
	13,158,939	13,757,090	30,196,359	14,597,156	5,489,961	116,769,937	126,452,729	320,422,171

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED SCHEDULE OF SEGMENT DISCLOSURE

For the Year Ended December 31, 2024

	General Government \$	Protection Services \$	Transportation Services \$	Environmental Services \$	Health Services \$	Social and Family Services \$	Social Housing \$	Economic Development, Tourism and Forest \$	Consolidated \$
Revenues									
Tax levy from lower tiers	3,928,741	1,630,641	23,589,098	6,729,736	12,367,160	12,138,796	10,076,912	4,432,234	74,893,318
User charges	503,768	403,266	600,480	5,777,694	182,173	3,871,231	43,832	225,397	11,607,841
Government transfers - operating	225,722	553,015	-	-	11,725,597	42,415,850	3,276,583	635,769	58,832,536
Government transfers - capital	2,218	-	1,530,317	-	-	-	2,306,704	50,118	3,889,357
Other municipalities	-	-	1,514,696	57,874	-	-	-	-	1,572,570
Provincial Offenses Act - fines	-	1,240,099	-	-	-	-	-	-	1,240,099
Investment income	5,881,329	-	-	-	-	-	29,993	-	5,911,322
Waste Diversion	-	-	-	3,266,961	-	-	-	-	3,266,961
Rents	891,550	-	-	6,191	-	-	1,953,285	175,827	3,026,853
Development charges earned	17,919	-	86,767	34,817	-	117,154	224,852	-	481,509
Canada Community-Building Fund									
earned	-	-	2,729,078	-	-	-	-	-	2,729,078
Other	655	-	8,740	1,522	2,370	102,604	-	210,696	326,587
Total revenues	11,451,902	3,827,021	30,059,176	15,874,795	24,277,300	58,645,635	17,912,161	5,730,041	167,778,031
Expenses									
Salaries and benefits	11,246,734	1,559,632	5,090,820	2,514,817	14,979,126	19,853,149	915,901	2,456,174	58,616,353
Interest charges	121,584	-	-	74,387	-	12,869	-	-	208,840
Materials	4,098,155	255,053	5,337,670	1,304,042	1,797,444	5,640,112	3,875,890	744,325	23,052,691
Contracted services	2,458,565	1,527,858	3,014,683	9,068,256	479,573	2,079,769	837,583	973,081	20,439,368
Rents and financial	171,702	19,125	1,675	844,930	57,437	102,104	829	268	1,198,070
External transfers	-	-	-	-	3,008,182	23,856,218	5,663,420	125,500	32,653,320
Amortization	871,395	8,722	5,320,865	4,112,166	1,003,817	460,699	1,004,083	93,455	12,875,202
Loss (gain) on disposal of tangible capital assets	(2,679)	-	2,994,845	854,506	8,170	-	-	-	3,854,842
Internal transfers	(12,231,875)	615,780	857,875	1,197,190	1,995,615	4,157,597	2,713,543	694,275	-
Total expenses	6,733,581	3,986,170	22,618,433	19,970,294	23,329,364	56,162,517	15,011,249	5,087,078	152,898,686
Net surplus/(deficit)	4,718,321	(159,149)	7,440,743	(4,095,499)	947,936	2,483,118	2,900,912	642,963	14,879,345

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

CONSOLIDATED SCHEDULE OF SEGMENT DISCLOSURE

For the Year Ended December 31, 2023

	General Government \$	Protection Services \$	Transportation Services \$	Environmental Services \$	Health Services \$	Social and Family Services \$	Social Housing \$	Economic Development, Tourism and Forest \$	Consolidated \$
Revenues									
Tax levy from lower tiers	931,293	1,496,698	21,057,157	8,372,383	11,498,081	11,423,214	10,425,878	3,517,575	68,722,279
User charges	589,325	583,075	407,199	6,527,678	97,604	3,512,006	53,869	136,863	11,907,619
Government transfers - operating	127,728	452,304	-	-	10,575,412	35,344,820	3,686,658	451,462	50,638,384
Government transfers - capital	-	-	1,741,239	-	-	-	1,194,093	204,089	3,139,421
Other municipalities	-	-	1,687,926	66,243	-	-	-	-	1,754,169
Provincial Offenses Act - fines	-	1,354,068	-	-	-	-	-	-	1,354,068
Investment income	5,083,484	-	-	-	-	-	18,854	-	5,102,338
Waste Diversion	-	-	-	2,186,844	-	-	-	-	2,186,844
Rents	903,482	-	-	6,191	-	-	1,792,181	150,124	2,851,978
Development charges earned	26,613	-	98,370	34,974	37,734	170,655	295,138	-	663,484
Canada Community-Building Fund earned	-	-	4,878,844	-	-	-	-	-	4,878,844
Other	205	-	-	2,468	7,500	102,454	-	224,553	337,180
Total revenues	7,662,130	3,886,145	29,870,735	17,196,781	22,216,331	50,553,149	17,466,671	4,684,666	153,536,608
Expenses									
Salaries and benefits	8,464,988	1,401,037	4,103,440	4,362,441	13,405,815	18,293,734	875,509	2,085,037	52,992,001
Interest charges	134,883	-	-	87,338	3,183	15,531	-	-	240,935
Materials	3,305,848	236,003	5,517,373	1,940,420	1,741,477	4,914,837	2,883,295	790,934	21,330,187
Contracted services	2,316,826	1,551,846	3,666,482	8,705,635	225,896	1,338,439	785,100	1,103,903	19,694,127
Rents and financial	212,051	20,840	18,318	183,201	27,950	114,622	245,964	-	822,946
External transfers	-	-	-	-	2,879,339	19,775,258	5,664,631	111,000	28,430,228
Amortization	861,235	8,233	5,046,560	2,103,400	960,550	475,980	949,119	85,647	10,490,724
Loss (gain) on disposal of tangible capital assets	-	-	195	-	-	-	-	-	195
Internal transfers	(10,158,136)	708,770	832,733	1,183,588	1,590,527	3,168,611	2,095,391	578,516	-
Landfill adjustment due to change in standards	-	-	-	(10,699,800)	-	-	-	-	(10,699,800)
Total expenses	5,137,695	3,926,729	19,185,101	7,866,223	20,834,737	48,097,012	13,499,009	4,755,037	123,301,543
Net surplus/(deficit)	2,524,435	(40,584)	10,685,634	9,330,558	1,381,594	2,456,137	3,967,662	(70,371)	30,235,065

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INDEPENDENT AUDITOR'S REPORT

To the Members of Council, Inhabitants and Ratepayers of the Corporation of the County of Northumberland

Qualified Opinion

We have audited the financial statements of the Trust Funds of the Corporation of the County of Northumberland (the Trust Funds), which comprise the statement of financial position as at December 31, 2024, the statement of continuity for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion section of our report, the financial statements present fairly, in all material respects, the financial position of the Trust Funds as at December 31, 2024, and the continuity of the Trust Funds for the year then ended in accordance with Canadian Public Sector Accounting Standards.

Basis for Qualified Opinion

In common with many municipal trust funds, the completeness of the revenue derived from resident receipts and donations is not susceptible to satisfactory audit verification. Accordingly, our verification of these revenues was limited to the amounts recorded in the records of the Trust Funds. Therefore, we were not able to determine whether any adjustments might be necessary to resident receipts and donations for the years ended December 31, 2024 and 2023, and assets and fund balances as at December 31, 2024 and 2023. Our opinion on the financial statements for the year ended December 31, 2023 was modified accordingly because of the possible effects of this scope limitation.

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 report. We are independent of the Trust Funds 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 qualified opinion.

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 Trust Funds' 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 Trust Funds or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Trust Funds' financial reporting process.

ASSURANCE • TAX • ADVISORY

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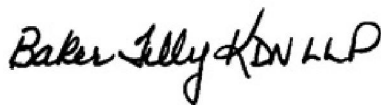
Auditor's Responsibilities for the Audit of the Financial Statements

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. 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 these 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 Trust Funds' 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 Trust Funds' 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 Trust Funds 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Chartered Professional Accountants
Licensed Public Accountants

Peterborough, Ontario
July 18, 2025

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

TRUST FUNDS STATEMENT OF FINANCIAL POSITION At December 31, 2024

	Blacklock Bequest \$	Safekeepi Pensioners	2024 Total \$	Total
FINANCIAL ASSETS				
Cash	763	22,022	22,785	22,096
Investment (note 3)	131,427	-	131,427	125,671
	132,190	22,022	154,212	147,767
FUND BALANCES				
Due to Residents	-	22,022	22,022	21,371
Bequests	132,190	-	132,190	126,396
	132,190	22,022	154,212	147,767

TRUST FUNDS STATEMENT OF CONTINUITY For the Year Ended December 31, 2024

	BI Bequest	Safekeeping Pensioners \$	2024 Total \$	2023 Total \$
BALANCES - beginning of year	126,	21,371	147,767	145,881
RECEIPTS				
Residents' contributions	-	28,482	28,482	27,841
Interest earned	5,794	-	5,794	5,388
	5,794	28,482	34,276	33,229
EXPENSES				
Residents' personal costs	-	27,831	27,831	31,343
BALANCES - end of year	132,	22,022	154,212	147,767

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

TRUST FUNDS

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

1. PURPOSE OF TRUST FUNDS

The County is required, under Section 241 of Ontario Regulation 79/10 as prescribed by the Long-Term Care Homes Act, 2007, to maintain a trust fund to manage the funds of the residents of the County's home for the aged.

The Blacklock bequest was created by a donation and is for the use of the County's Long Term Care Home called the Golden Plough Lodge.

2. SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with the standards in the Chartered Professional Accountants Canada Public Sector Accounting (PSA) Handbook.

(a) Basis of Accounting

Revenue and expenses are reported on the accrual basis of accounting which recognizes revenues as they become available and measurable; expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and the creation of a legal obligation to pay.

(b) Use of Estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period and are based on the County's best information and judgment. Actual results could differ from these estimates.

3. INVESTMENT

The investment is recorded at fair value and has been invested in a Renaissance high interest savings account SR F (5001) with CIBC Wood Gundy.

**CORPORATION OF THE COUNTY OF
NORTHUMBERLAND**

NORTHUMBERLAND COUNTY HOUSING CORPORATION

FINANCIAL STATEMENTS

DECEMBER 31, 2024

Baker Tilly KDN LLP
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Peterborough, ON
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INDEPENDENT AUDITOR'S REPORT

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To the Members of the Northumberland County Housing Corporation, the Members of Council, Inhabitants and Ratepayers of the Corporation of the County of Northumberland

Opinion

We have audited the financial statements of the Northumberland County Housing Corporation of the Corporation of the County of Northumberland (the Corporation), which comprise the statement of financial position as at December 31, 2024, the statements of operations and accumulated surplus, change in net debt and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Corporation as at December 31, 2024, and the results of its operations and 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 report. We are independent of the Corporation 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.

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 Corporation'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 Corporation or to cease operations, or has no realistic alternative but to do so.

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

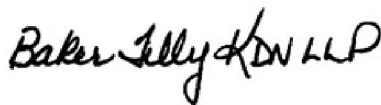
Auditor's Responsibilities for the Audit of the Financial Statements

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. 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 these 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 Corporation'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 Corporation'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 Corporation 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.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Chartered Professional Accountants
Licensed Public Accountants

Peterborough, Ontario
July 18, 2025

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION STATEMENT OF FINANCIAL POSITION At December 31, 2024

	2024	2023 \$
FINANCIAL ASSETS		
Accounts receivable	391,220	49,842
LIABILITIES		
Accounts payable	62,220	24,567
Due to County (note 6)	2,496,177	998,241
Deferred revenue	46,946	80,090
Asset retirement obligation (note 3)	3,349,114	3,349,114
Long term debt (note 5)	3,181,193	-
TOTAL LIABILITIES	9,135,650	4,452,012
NET DEBT	744,430)	(4,402,170)
NON-FINANCIAL ASSETS		
Tangible capital assets (note 2)	348,114	17,895,957
ACCUMULATED SURPLUS (note 4)	603,684	13,493,787

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS For the Year Ended December 31, 2024

		Actual 2024 \$	Actual 2023 \$
	(not		
REVENUES			
County contributions (note 6)			
Levy contribution	4,229,702	4,451,406	3,682,190
Capital contribution	-	-	2,686,867
Government of Canada	1,168,510	-	929,573
Province of Ontario	-	548,792	4,515
Rent	1,927,444	1,953,285	1,792,181
Development charges earned	-	224,852	295,138
Interest	12,000	29,993	18,854
Other	22,000	33,082	46,119
TOTAL REVENUES	7,359,656	7,241,410	9,455,437
EXPENSES			
Materials and supplies	22,350	23,941	39,548
Insurance	130,509	131,602	104,441
Professional fees	107,000	54,938	134,445
Utilities	975,339	786,325	708,616
Property tax	603,984	538,330	535,858
Repairs and maintenance	831,900	1,411,113	951,668
Major repairs	1,008,500	627,999	631,600
Financial expenses	124,138	829	120,251
Internal chargebacks			
Allocated administrative services (note 6)	721,486	734,174	700,131
Allocated maintenance services (note 6)	1,780,064	1,862,762	1,519,382
Accretion	-	-	125,713
Amortization	710,000	959,500	949,119
TOTAL EXPENSES	7,015,270	7,131,513	6,520,772
ANNUAL SURPLUS	<u>344,386</u>	109,897	2,934,665
ACCUMULATED SURPLUS - beginning of year		13,493,787	10,559,122
ACCUMULATED SURPLUS - end of year		13,603,684	13,493,787

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION STATEMENT OF CHANGE IN NET DEBT For the Year Ended December 31, 2024

	Budget 2024 \$ (note 8)	Actual 2024 \$	Actual 2023 \$
ANNUAL SURPLUS	344,386	109,897	2,934,665
Amortization of tangible capital assets	710,000	959,500	949,119
Acquisition of tangible capital assets	(6,688,314)	(5,411,657)	(7,398,376)
CHANGE IN NET FINANCIAL ASSETS/(NET DEBT)	(5,633,928)	(4,342,260)	(3,514,592)
NET FINANCIAL ASSETS/(NET DEBT) - beginning of year	(4,402,170)	(4,402,170)	2,335,823
ADJUSTMENT ON ADOPTION OF THE ASSET RETIREMENT OBLIGATION STANDARD	-	-	(3,223,401)
NET DEBT - beginning of year, as restated	(4,402,170)	(4,402,170)	(887,578)
NET DEBT - end of year	(10,036,098)	(8,744,430)	(4,402,170)

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

STATEMENT OF CASH FLOWS

For the Year Ended December 31, 2024

	2024	2023
	\$	\$
CASH PROVIDED BY (USED IN)		
OPERATING ACTIVITIES		
Annual surplus	109,897	2,934,665
Items not involving cash		
Amortization of tangible capital assets	959,500	949,119
Accretion expense	-	125,713
Change in non-cash assets and liabilities		
Accounts receivable	(341,378)	87,354
Due from County	-	2,722,324
Accounts payable	37,653	(17,797)
Due to County	1,497,936	998,241
Deferred revenue	(33,144)	(401,243)
Net change in cash from operating activities	2,230,464	7,398,376
CAPITAL ACTIVITIES		
Acquisition of tangible capital assets	(5,411,657)	(7,398,376)
FINANCING ACTIVITIES		
Long term debt issued	3,181,193	-
NET CHANGE IN CASH	-	-
CASH - beginning of year	-	-
CASH - end of year	-	-

The accompanying notes are an integral part of these financial statements

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES

These financial statements have been prepared in accordance with the standards in the Chartered Professional Accountants Canada Public Sector Accounting (PSA) Handbook. Significant aspects of the accounting policies adopted by the Corporation are as follows:

(a) Recognition of Revenue and Expenses

Revenue and expenses are reported on the accrual basis of accounting. The accrual basis of accounting recognizes revenue in the period in which the transactions of events occurred that give rise to the revenue; expenses are recognized in the period the goods or services are acquired and a legal liability is incurred or transfers are due.

Government funding is recognized in the financial statements as revenues in the period in which events giving rise to the transfers occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be made.

Rents are recognized as revenue in the period earned.

(b) Use of Estimates

The preparation of financial statements in conformity with Canadian generally accepted accounting principles requires management to make estimates and assumptions. These estimates and assumptions affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period and are based on the Corporation's best information and judgment. Actual results could differ from these estimates.

Certain items recognized in the financial statements are subject to measurement uncertainty. The recognized amounts of such items are based on the Corporation's best information and judgment. By their nature, these estimates are subject to measurement uncertainty and the effect on the financial statements of changes in such estimates in future periods could be significant. The Corporation's significant estimates include:

- Asset retirement obligation is based on estimated future costs - See Note 1(i) and related costs added to tangible capital assets - See Note 1(e)
- Amortization of tangible capital assets is based on estimated useful life and residual value - See Note 1(e)
- Allowance for doubtful accounts receivable is based in management's estimate of future collectibility

(c) Inter-Entity Transactions

The Northumberland County Housing Corporation is a subsidiary of the County of Northumberland and is consolidated with the County's financial statements.

Allocated costs and recovery of costs are measured at the exchange amount, which is the amount of consideration established and agreed to by the related parties.

Unallocated costs are measured at the carrying amount, which is the amount recorded in the records of the County.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION NOTES TO THE FINANCIAL STATEMENTS For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(d) Financial Instruments

Financial instruments are classified as either fair value or amortized cost. The following chart shows the measurement method for each type of financial instrument.

Financial Instrument	Measurement Method
Accounts receivable	Amortized Cost
Accounts payable	Amortized Cost
Due to County	Amortized Cost
Long term debt	Amortized Cost

Fair value category: The Corporation manages and reports performance for groups of financial assets on a fair-value basis. Investments traded in an active market are reflected at fair value as at the reporting date. Sales and purchases of investments are recorded on the trade date. Transaction costs related to the acquisition of investments are recorded as an expense. Unrealized gains and losses on financial assets are recognized in the Statement of Remeasurement Gains and Losses until such time that the financial asset is derecognized due to disposal or impairment. At the time of derecognition, the related realized gains and losses are recognized in the Statement of Operations and Accumulated Surplus and related balances reversed from the Statement of Remeasurement Gains and Losses.

Amortized cost category: Amounts are measured at the initial recognition minus principal repayments, plus or minus the cumulative amortization using the effective interest rate method of any difference between the initial amount and the maturity amount, and minus any reduction for impairment or uncollectibility. The effective interest method is a method of calculating the amortized cost of a financial asset or financial liability (or a group of financial assets or financial liabilities) and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial instrument asset or financial instrument liability.

The following hierarchy provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which fair value is observable:

- Level 1 - Unadjusted quoted market prices in active markets for identical assets or liabilities;
- Level 2 - Observable or corroborated inputs, other than level 1, such as quoted prices for similar assets or liabilities in inactive markets or market data for substantially the full term of the assets or liabilities; and
- Level 3 - Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets and liabilities.

As there are no unrealized gains or losses on financial instruments to report, the Statement of Remeasurement Gains and Losses has not been presented in these financial statements.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION NOTES TO THE FINANCIAL STATEMENTS For the Year Ended December 31, 2024

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(e) 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 the asset, as well as legally or contractually required retirement activities. When historical cost records were not available, other methods were used to estimate costs. The cost, less residual value, if any, is amortized on a straight-line basis, over the expected useful life of the asset, as follows:

Land improvements	10 years
Buildings	50 to 75 years
Equipment	5 to 20 years

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

Tangible capital assets categorized as assets under construction are not amortized until they are put into service.

(f) Deferred Revenue

Deferred revenue represents grants, user charges and fees which have been collected but for which the related services have yet to be performed. These amounts will be recognized as revenues in the fiscal year the services are performed.

(g) Non-Financial Assets

Tangible capital assets and other non-financial assets are accounted for as assets by the Corporation because they can be used to provide services in future periods. These assets do not normally provide resources to discharge the liabilities of the Corporation unless they are sold.

(h) Reserves

Certain amounts, as approved by the Corporation, are set aside in reserves for future operating and capital purposes. Transfers to and/or from reserves are an adjustment to the respective fund when approved.

(i) Asset Retirement Obligation

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 of the buildings owned by the Corporation has also been recognized based on estimated future expenses for remediation or disposal.

The liability is discounted using a present value calculation, and adjusted yearly for accretion expense and any amounts paid. The recognition of the 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 accounting policies outlined in (e).

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION NOTES TO THE FINANCIAL STATEMENTS For the Year Ended December 31, 2024

2. TANGIBLE CAPITAL ASSETS

The net book value of the Corporation's tangible capital assets are:

	Land and Land Improvements	Buildings	Equipment	Assets Under Construction	2024 Totals	2023 Totals
	\$	\$	\$	\$	\$	\$
COST						
Balance, beginning of year	2,308,617	36,949,808	1,524,536	685,151	41,468,112	33,223,522
Add: additions during the year	-	72,051	-	5,339,606	5,411,657	7,398,376
Less: disposals during the year	-	-	-	-	-	2,377,187
Add: Asset retirement obligation	-	-	-	-	-	3,223,401
Balance, end of year	2,308,617	37,021,859	1,524,536	6,024,757	46,879,769	41,468,112
ACCUMULATED AMORTIZATION						
Balance, beginning of year	171,628	23,332,481	68,046	-	23,572,155	25,000,223
Add: additions during the year	45,109	852,096	62,295	-	959,500	949,119
Less: disposals during the year	-	-	-	-	-	2,377,187
Balance, end of year	216,737	24,184,577	130,341	-	24,531,655	23,572,155
NET BOOK VALUE OF TANGIBLE CAPITAL ASSETS						
	2,091,880	12,837,282	1,394,195	6,024,757	22,348,114	17,895,957

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

3. ASSET RETIREMENT OBLIGATION

The Corporation's asset retirement obligation consists of the following:

(a) Asbestos obligation

The Corporation owns and operates several buildings that are known to have asbestos, which represents a health hazard upon demolition of the building and there is a legal obligation to remove it. Following the adoption of PS3280 – Asset retirement obligations, the Corporation recognized an obligation relating to the removal of the asbestos in these building as estimated at January 1, 2023. The buildings have estimated useful lives between 5 and 25 years.

Changes to the asset retirement obligation in the year are as follows:

	Asbestos 2024 \$	Asbestos 2023 \$
Asbestos obligation		
Opening balance	3,349,114	-
Adjustment on adoption of the asset retirement obligation standard	-	3,223,401
Opening balance, as restated	3,349,114	3,223,401
Accretion expense	-	125,713
Closing balance	3,349,114	3,349,114

4. ACCUMULATED SURPLUS

Accumulated surplus consists of the following:

		2023 \$
Invested In Capital Assets		
Tangible capital assets - net book value	22,348,114	17,895,957
Long term debt	(3,181,193)	-
Asset retirement obligation	(3,349,114)	(3,349,114)
Unfunded capital - Elgin Park	(4,520,031)	(3,510,491)
Surplus	11,297,	11,036,352
Reserve		
Operations	2,305,908	2,457,435
	13,603,	13,493,787

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

5. LONG TERM DEBT

(a) Long term debt consists of the following:

	2024	2023
	\$	\$
Ontario Infrastructure and Lands Corporation due September 3, 2049, repayable in blended semi-annual instalments of \$107,504 and bears interest at 4.58% per annum.	3,181,193	-

(b) The long term debt in (a) issued in the name of the County has been approved by by-law. The annual principal and interest payments required to service this liability is within the annual debt repayment limit prescribed by the Ministry of Municipal Affairs and Housing.

(c) The long term debt reported in (a) of this note is repayable as follows:

	Principal	Interest	Total
	\$	\$	\$
2025	70,104	144,905	215,009
2026	73,351	141,658	215,009
2027	76,749	138,260	215,009
2028	80,305	134,704	215,009
2029	84,025	130,984	215,009
2030 to 2034	482,244	592,801	1,075,045
2035 and subsequent years	2,314,415	910,718	3,225,133
	3,181,193	2,194,030	5,375,223

6. INTER-ENTITY TRANSACTIONS

During the year, the Corporation entered into transactions with the County of Northumberland.

As part of the budgeting process, the County approves a contribution to the Corporation. In addition, the County approved a further contribution to the Corporation during the year. These contributions are identified on the Statement of Operations and Accumulated Surplus.

Details of the inter-entity expense transactions are as follows:

	2024	2023
	\$	\$
Allocated costs:		
Internal chargebacks - allocated administrative service	734,174	700,131
Internal chargebacks - allocated maintenance services	1,862,762	1,519,382
	2,596,936	2,219,513

All balances with the County of Northumberland have been identified on the Statement of Financial Position. Due from (to) balances are unsecured, without interest and have no terms of repayment.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

7. CHANGES IN ACCOUNTING POLICIES

The Corporation has implemented the following sections and guidelines which are now effective under the PSA Handbook: 3160 Public Private Partnerships, 3400 Revenue, and PSG-8 Purchased Intangibles.

Section 3160 establishes standards on accounting for public private partnerships between public and private sector entities where the public sector entity procures infrastructure using a private sector partner. The adoption of this standard did not have an impact on the Corporation's financial statements.

Section 3400 establishes standards on how to account for and report on revenue. Specifically, it differentiates between revenue arising from transactions that include performance obligations, referred to as 'exchange transactions', and transactions that do not have performance obligations, referred to as 'non-exchange transactions'. The adoption of this standard did not have an impact on the Corporation's financial statements.

Under PSG-8, an entity may recognize purchased intangibles as an asset in its consolidated financial statements if the intangible meets the asset definition and the general recognition criteria. The adoption of this standard did not have an impact on the Corporation's financial statements.

8. BUDGET FIGURES

The budget, approved by the Corporation differs from the budget reflected on the Statement of Operations and Accumulated Surplus as the approved budget has been adjusted to comply with PSA reporting requirements.

The following is a reconciliation of Corporation's approved budget to the annual surplus:

	2024
	\$
Corporation approved budgeted surplus	-
Tangible capital asset additions	6,688,314
Amortization of tangible capital assets	(710,000)
Long term debt proceeds	(4,910,840)
Principal repayment of long term debt	45,765
Transfers to/(from) reserves	(768,853)
Annual surplus reported on the Statement of Operations	344,386

9. COMMITMENT

The Corporation has entered into agreements for the redevelopment of Elgin Park. The total projected costs for the various phases of the redevelopment is \$18,097,796. Total costs of \$14,488,738 have been incurred to December 31, 2024.

CORPORATION OF THE COUNTY OF NORTHUMBERLAND

NORTHUMBERLAND COUNTY HOUSING CORPORATION

NOTES TO THE FINANCIAL STATEMENTS

For the Year Ended December 31, 2024

10. FINANCIAL INSTRUMENTS

Transactions in financial instruments may result in the Corporation assuming or transferring to another party one or more of the financial risks described below. The required disclosures provide information that assists users of financial statements in assessing the extent of risk related to financial instruments.

(a) Interest rate risk

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. The Corporation has interest rate exposure on its long term debt. This exposure is low as the long term debt has a fixed interest rates.

(b) Credit risk

Credit risk is the risk that one party to a transaction will fail to discharge an obligation and cause the other party to incur a financial loss.

The Corporation reduces its exposure to credit risk by creating an allowance for bad debts when applicable. The Corporation monitors and assesses the collectability of accounts receivable based on past experience to derive a net realizable value.

In the opinion of management, the Corporation is not exposed to any significant interest rate, currency, market or liquidity risks.



Produced by
Northumberland County | August 2025