



THE CORPORATION OF THE TOWNSHIP OF SOUTHWOLD

- A G E N D A -

Thursday January 23, 2025

SPECIAL MEETING OF COUNCIL

7:00 pm, Council Chambers, Fingal/Via Video Link

For the purpose of Budget Deliberations

-
1. **CALL TO ORDER**
 2. **DISCLOSURE OF PECUNIARY INTEREST**
 3. **REPORT**
 - (a) FIN 2025-04 2025 Budget Report #4
 4. **ADJOURNMENT: NEXT REGULAR MEETING OF COUNCIL**
Monday January 27, 2025 @ 7:00 P.M.
Southwold Keystone Complex, Shedden/Via Video Link



TOWNSHIP OF SOUTHWOLD

Report to Council

MEETING DATE: January 23, 2025

PREPARED BY: Michele Lant, Director of Corporate Services/Treasurer

REPORT NO: FIN 2025-04

SUBJECT MATTER: 2025 Budget – Report #4

Recommendations:

1. That the budget changes contained in this report be approved.
2. That the 2025 Budget Levy of \$7,153,451 be approved.
3. That staff be instructed to proceed with preparing the Budget Summary presentation and necessary by-laws and reports to implement the budget.

Purpose:

To present an update of the Draft 2025 Operating Budget and Capital Forecast based on Council direction.

Background:

Staff and Council have reviewed the draft budget documents over three meetings to date. Based on this review and direction from Council, this report consolidates the areas that Council requested changes.

Comments/Analysis:

The following comments and analysis are based on Council deliberation and direction to staff from the previous budget meetings.

1. Tax Stabilization Reserve – lowered by \$245,000

The contribution to the Tax Stabilization Reserve was lowered by \$245,000. This decrease will not have an immediate or significant impact with the current balance in this Reserve. With this reduction, approximately 41% of the Amazon assessment is allocated to this Reserve.

2. Building Department Reserve – lowered by \$100,000

The Building Department Reserve was lowered by \$100,000 to reflect the contribution to Building Department office space in the new Talbotville Firehall. There is no impact on the Tax Levy for this use of reserves.

3. Planning Capital Forecast – lowered by \$22,400

The Parks and Trails Master Plan RFP resulted in a \$22,400 reduction to the anticipated cost of the Master Plan. The cost of the plan will be presented to the Green Lane Community Trust Fund as part of the 2025 Budget request rather than cost recovery through Development Charges. There is no impact on the Tax Levy for this use or reduction to the Planning Capital Reserve.

4. Operating Budget Adjustments – lowered by \$11,390

- a) Fire Department – Operational Supplies budget lowered from \$6,240 to \$2,500
- b) By-Law, Canine, Livestock Department – Hen revenue of \$150 included
- c) Keystone Complex – Building Repairs budget lowered from \$12,500 to \$5,000

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The total decrease in the levy from these adjustments is \$256,390.

2025 Tax Levy and Tax Rates

Key Numbers	
2024 Levy	\$6,711,999
2025 Levy	\$7,153,451
Levy \$ Increase	\$441,452
Levy % Increase	6.58%
Growth Adjusted Levy \$ Increase	\$259,480
Growth Adjusted Levy % Increase	3.87%
Tax Rate Change	3.76%

At this point Staff has not received correspondence for a preliminary County Tax Rate. The education rates for 2025 remain the same as 2024. Staff will supply the overall rate change once these County rates are received.

As municipalities are at various stages of approving their 2025 budgets, staff is unable to supply a comparison at this time. It is anticipated that most municipalities will be seeing higher increases and thus the differential will be reflected in the tax rates.

Financial Implications:

None. The Budget and Capital Forecast will help establish and guide financial planning for 2025 and beyond.

Strategic Plan Goals:

The above recommendation helps the Township meet the Strategic Plan Goal of:

FIN 2025-04 2025 Budget Report #4

- Managed Growth
- Welcoming and Supportive Neighbourhoods
- Economic Development
- Fiscal Responsibility and Accountability

Respectfully Submitted by:
Michele Lant, Director of Corporate
Services/Treasurer
"Submitted electronically"

Approved by:
Lisa Higgs, CAO/Clerk
"Approved electronically"

Taxation

Account	2024 YTD	2024 Budget	2025 Forecast	\$ Variance	% Variance	2026 Forecast	2027 Forecast
R - Residential	(\$3,475,854)	(\$3,475,854)	(\$3,782,613)	(\$306,759)	8.83%	(\$3,933,917)	(\$4,091,274)
C - Commercial	(\$2,335,895)	(\$2,335,895)	(\$2,427,918)	(\$92,022)	3.94%	(\$2,525,034)	(\$2,626,036)
C - Commercial - Excess Land	(\$28,046)	(\$28,046)	(\$29,102)	(\$1,056)	3.76%	(\$30,266)	(\$31,477)
C - Commercial - Vacant Land	(\$3,115)	(\$3,115)	(\$10,928)	(\$7,813)	250.81%	(\$11,365)	(\$11,820)
C - Commercial	(\$231)	(\$231)	(\$239)	(\$9)	3.76%	(\$249)	(\$259)
C - Commercial - C0	(\$137)	(\$137)	(\$142)	(\$5)	3.76%	(\$148)	(\$154)
X - New Commercial	\$0	\$0	\$0	\$0	0.00%	\$0	\$0
I - Industrial	(\$12,167)	(\$12,167)	(\$12,625)	(\$458)	3.76%	(\$13,130)	(\$13,655)
I - Industrial	(\$97)	(\$97)	(\$100)	(\$4)	3.76%	(\$104)	(\$108)
I - Industrial - Excess Land	(\$298)	(\$298)	(\$310)	(\$11)	3.76%	(\$322)	(\$335)
I - Industrial - Vacant Land	\$0	\$0	\$0	\$0	0.00%	\$0	\$0
L - Large Industrial	(\$105,729)	(\$105,729)	(\$109,709)	(\$3,979)	3.76%	(\$114,097)	(\$118,661)
P - Pipeline	(\$38,137)	(\$38,137)	(\$41,091)	(\$2,954)	7.75%	(\$42,735)	(\$44,444)
F - Farmland	(\$709,635)	(\$709,635)	(\$735,624)	(\$25,989)	3.66%	(\$765,049)	(\$795,651)
T - Managed Forest	(\$2,658)	(\$2,658)	(\$3,052)	(\$394)	14.81%	(\$3,174)	(\$3,301)
Total	(\$6,711,999)	(\$6,711,999)	(\$7,153,451)	(\$441,452)	6.58%	(\$7,439,589)	(\$7,737,173)

Budget Summary

Account	2024 YTD	2024 Budget	2025 Budget	\$ Variance	% Variance	2026 Forecast
Property Taxation	(\$4,221,177)	(\$6,711,998)	(\$7,153,451)	(\$441,453)	10.46%	(\$7,866,257)
Other Revenue/General Grant	(\$1,801,700)	(\$1,066,278)	(\$1,014,100)	\$52,178	-2.90%	(\$463,600)
Council	\$115,000	\$140,411	\$129,111	(\$11,300)	-9.83%	\$131,693
Administration	\$682,530	\$926,064	\$836,251	(\$89,813)	-13.16%	\$849,996
Police	\$630,000	\$633,862	\$720,115	\$86,253	13.69%	\$898,650
Conservation Authority	\$65,309	\$71,171	\$52,317	\$44,666	68.39%	\$52,863
By-law, Canine, Livestock	\$21,295	\$34,551	\$115,837	\$22,292	104.68%	\$118,154
Waste Management	\$320,000	\$300,325	\$56,843	\$5,900	1.84%	\$27,652
Cemeteries	\$14,120	\$21,734	\$306,225	\$897	6.35%	\$332,753
Fire Department	\$836,758	\$1,399,357	\$22,631	(\$47,823)	-5.72%	\$23,378
Building	\$0	\$0	\$1,351,534	(\$0)	0.00%	\$1,073,484
Municipal Property	\$29,216	\$42,394	(\$0)	\$9,923	33.96%	\$0
Keystone	\$83,500	\$111,475	\$102,656	(\$8,819)	-10.56%	\$135,521
Parks	\$220,100	\$258,255	\$330,452	\$72,197	32.80%	\$336,419
Roads	\$2,806,750	\$3,720,231	\$3,867,656	\$147,425	5.25%	\$4,240,361
Planning	\$102,750	\$53,626	\$127,496	\$73,870	71.89%	(\$40,964)
Drainage	\$116,150	\$64,820	\$148,428	\$83,608	71.98%	\$149,896
Net Surplus/Deficit	\$20,601	\$0	(\$0)	(\$0)	0.00%	(\$0)

Budget Revenue and Expense Summary

Account	2024 Budget	2025 Budget	\$ Variance	% Variance	2026 Forecast	2027 Forecast
Tax Levy						
Property Taxation	(\$6,711,998)	(\$7,153,451)	(\$441,453)	6.58%	(\$7,866,257)	(\$7,884,747)
Other Rev/Exp						
Other Revenue/General Grants	(\$6,448,600)	(\$5,128,100)	\$1,320,500	-20.48%	(\$1,898,600)	(\$1,898,600)
Other Expenses	\$4,530,000	\$3,184,000	(\$1,346,000)	-29.71%	\$360,000	\$35,000
Net Other Revenue/General Grants	(\$1,918,600)	(\$1,944,100)	(\$25,500)	1.33%	(\$1,538,600)	(\$1,863,600)
Departmental Operating Revenue						
Council	\$0	\$0	\$0	0.00%	\$0	\$0
Administration	(\$79,050)	(\$94,150)	(\$15,100)	19.10%	(\$94,837)	(\$95,538)
Police	(\$38,000)	\$0	\$38,000	-100.00%	(\$20,000)	(\$20,000)
Conservation Authority	\$0	\$0	\$0	0.00%	\$0	\$0
By-law, Canine, Livestock	(\$255)	(\$405)	(\$150)	58.82%	(\$405)	(\$405)
Waste Management	(\$41,175)	(\$69,425)	(\$28,250)	68.61%	(\$69,930)	(\$70,430)
Cemeteries	\$0	\$0	\$0	0.00%	\$0	\$0
Fire Department	(\$128,220)	(\$228,984)	(\$100,764)	78.59%	(\$225,144)	(\$229,386)
Building	(\$371,745)	(\$368,395)	\$3,350	-0.90%	(\$382,872)	(\$390,080)
Municipal Property	(\$97,374)	(\$97,403)	(\$29)	0.03%	(\$99,351)	(\$101,338)
Keystone	(\$36,500)	(\$43,100)	(\$6,600)	18.08%	(\$12,750)	(\$13,005)
Parks	(\$17,500)	(\$20,900)	(\$3,400)	19.43%	(\$20,900)	(\$20,900)
Roads	(\$610,553)	(\$619,798)	(\$9,245)	1.51%	(\$631,578)	(\$643,594)
Planning	(\$25,000)	(\$190,284)	(\$165,284)	661.14%	(\$222,590)	(\$304,136)
Drainage	(\$94,750)	(\$96,430)	(\$1,680)	1.77%	(\$98,359)	(\$100,325)
Total Revenue	(\$1,540,122)	(\$1,829,275)	(\$289,153)	18.77%	(\$1,878,716)	(\$1,989,136)

Account	2024 Budget	2025 Budget	\$ Variance	% Variance	2026 Forecast	2027 Forecast
Departmental Operating Expenses						
Council	\$140,411	\$129,111	(\$11,300)	-8.05%	\$131,693	\$134,327
Administration	\$952,114	\$872,401	(\$79,713)	-8.37%	\$886,833	\$903,824
Police	\$671,862	\$720,115	\$48,253	7.18%	\$918,650	\$937,023
Conservation Authority	\$71,171	\$115,837	\$44,666	62.76%	\$118,154	\$120,517
By-law, Canine, Livestock	\$34,806	\$57,248	\$22,442	64.48%	\$28,057	\$28,609
Waste Management	\$341,500	\$375,650	\$34,150	10.00%	\$402,683	\$334,834
Cemeteries	\$21,734	\$22,631	\$897	4.13%	\$23,378	\$24,155
Fire Department	\$752,577	\$855,518	\$102,941	13.68%	\$873,628	\$891,101
Building	\$371,745	\$368,395	(\$3,350)	-0.90%	\$382,873	\$390,080
Municipal Property	\$124,768	\$134,720	\$9,952	7.98%	\$137,214	\$139,959
Keystone	\$127,975	\$125,756	(\$2,219)	-1.73%	\$128,271	\$130,837
Parks	\$225,755	\$301,352	\$75,597	33.49%	\$307,319	\$313,465
Roads	\$2,635,868	\$2,536,498	(\$99,370)	-3.77%	\$2,585,553	\$2,637,119
Planning	\$68,626	\$307,780	\$239,154	348.49%	\$171,626	\$175,038
Drainage	\$144,812	\$169,858	\$25,046	17.30%	\$173,255	\$176,720
Total Expenses	\$6,685,724	\$7,092,870	\$407,145	6.09%	\$7,269,187	\$7,337,606
Net Operating (Revenue)/Expense	\$5,145,602	\$5,263,595	\$117,993	2.29%	\$5,390,471	\$5,348,470

Account	2024 Budget	2025 Budget	\$ Variance	% Variance	2026 Forecast	2027 Forecast
Net Cash and Capital						
Other To Tax Stabilization Reserve	\$852,322	\$930,000	\$77,678	9.11%	\$1,075,000	\$1,075,000
Council	\$0	\$0	\$0	0.00%	\$0	\$0
Administration	\$53,000	\$58,000	\$5,000	9.43%	\$58,000	\$58,000
Police	\$0	\$0	\$0	0.00%	\$0	\$0
Conservation Authority	\$0	\$0	\$0	0.00%	\$0	\$0
By-law, Canine, Livestock	\$0	\$0	\$0	0.00%	\$0	\$0
Waste Management	\$0	\$0	\$0	0.00%	\$0	\$0
Cemeteries	\$0	\$0	\$0	0.00%	\$0	\$0
Fire Department	\$775,000	\$725,000	(\$50,000)	-6.45%	\$425,000	\$475,000
Building	\$0	\$0	\$0	0.00%	\$0	\$0
Municipal Property	\$15,000	\$15,000	\$0	0.00%	\$15,000	\$15,000
Keystone	\$20,000	\$20,000	\$0	0.00%	\$20,000	\$20,000
Parks	\$50,000	\$50,000	\$0	0.00%	\$50,000	\$50,000
Roads	\$1,694,916	\$1,950,956	\$256,040	15.11%	\$2,286,386	\$2,621,877
Planning	\$10,000	\$10,000	\$0	0.00%	\$10,000	\$10,000
Drainage	\$14,758	\$75,000	\$60,242	408.20%	\$75,000	\$75,000
Total Net Cash and Capital	\$3,484,996	\$3,833,956	\$348,960	10.01%	\$4,014,386	\$4,399,877
Net Surplus/Deficit	\$0	\$0	(\$0)	0.00%	\$0	\$0
Net Operating and Capital	\$6,711,998	\$7,153,451	\$441,453	6.58%	\$7,866,257	\$7,884,747

Cash and Capital Requirements - Summary

Account	2024 Budget	2025 Budget	\$ Variance	% Variance	2026 Forecast	2027 Forecast	Notes
Gas Tax Funding	(\$152,516)	(\$158,871)	(\$6,355)	4.17%	(\$158,871)	(\$158,871)	Apply to Roads Construction
Machine Usage	(\$350,000)	(\$350,000)	\$0	0.00%	(\$350,000)	(\$350,000)	Apply to Equipment Reserve
OCIF	(\$346,367)	(\$294,412)	\$51,955	-15.00%	(\$294,412)	(\$294,412)	Apply OCIF to Roads Construction
Tax Stabilization Reserve	\$852,322	\$930,000	\$77,678	9.11%	\$1,075,000	\$1,075,000	
Transfer to Reserve	\$0	\$0	\$0	0.00%	\$0	\$0	
GG - Working Capital	\$0	\$0	\$0	0.00%	\$0	\$0	
GG - Administration	\$10,000	\$10,000	\$0	0.00%	\$10,000	\$10,000	
GG - Computers	\$18,000	\$18,000	\$0	0.00%	\$18,000	\$18,000	
GG - Building Renewal	\$25,000	\$30,000	\$5,000	20.00%	\$30,000	\$30,000	
GG - Election Reserve	\$0	\$0	\$0	0.00%	\$0	\$0	
Fire - Apparatus	\$150,000	\$150,000	\$0	0.00%	\$200,000	\$200,000	better reflects anticipated need
Fire - Building Renewal	\$495,000	\$445,000	(\$50,000)	-10.10%	\$95,000	\$95,000	
Fire - Major Equipment	\$100,000	\$100,000	\$0	0.00%	\$100,000	\$90,000	
Fire - Communications	\$30,000	\$30,000	\$0	0.00%	\$30,000	\$30,000	
Fire - Funeral	\$0	\$0	\$0	0.00%	\$0	\$0	Current Balance \$10,500
Building - Equipment	\$0	\$0	\$0	0.00%	\$0	\$0	
Building - Fleet	\$0	\$0	\$0	0.00%	\$0	\$0	
Roads - Building Renewal	\$100,000	\$100,000	\$0	0.00%	\$100,000	\$100,000	2025 financing TBD
Roads - Gas Tax	\$0	\$0	\$0	0.00%	\$0	\$0	
Roads - Fleet	\$0	\$0	\$0	0.00%	\$0	\$0	
Roads - Equipment	\$350,000	\$350,000	\$0	0.00%	\$350,000	\$350,000	offset above
Roads - Road Construction	\$1,948,799	\$2,130,239	\$181,440	9.31%	\$2,465,669	\$2,801,160	\$1,676,956 plus Gas Tax, OCIF - OCIF down
Roads - Bridges & Culvert	\$100,000	\$100,000	\$0	0.00%	\$100,000	\$100,000	
Roads - Sidewalks	\$25,000	\$54,000	\$29,000	116.00%	\$54,000	\$54,000	
Roads - Street Lights	\$20,000	\$20,000	\$0	0.00%	\$20,000	\$20,000	
Health - Building Renewal	\$5,000	\$5,000	\$0	0.00%	\$5,000	\$5,000	
Parks - Equipment	\$25,000	\$25,000	\$0	0.00%	\$25,000	\$25,000	
Parks-Renewal	\$25,000	\$25,000	\$0	0.00%	\$25,000	\$25,000	
Parks - Building Renewal	\$0	\$0	\$0	0.00%	\$0	\$0	
Keystone - Building Renew	\$20,000	\$20,000	\$0	0.00%	\$20,000	\$20,000	
Keystone - Equipment	\$0	\$0	\$0	0.00%	\$0	\$0	
Library - Building Renewal	\$10,000	\$10,000	\$0	0.00%	\$10,000	\$10,000	
Planning - Cycling Master Plan	\$0	\$0	\$0	0.00%	\$0	\$0	
Planning - Official Plan and Zoning Review	\$10,000	\$10,000	\$0	0.00%	\$10,000	\$10,000	
Drains	\$14,758	\$75,000	\$60,242	408.20%	\$75,000	\$25,000	
Total to Reserves from Tax Levy	\$3,484,996	\$3,833,956	\$348,960	10.01%	\$4,014,386	\$4,289,877	
		\$348,960			\$180,430		
		10.01%			4.71%		

Green Lane Requests

Description	2024 Budget	2025 Forecast	2026 Forecast	2027 Forecast	Total All Years
Operating Budget					
St. Thomas Recycling Centre - Township Cost	\$18,140	\$18,500	\$19,000	\$19,500	\$174,690
Zero Waste Committee Initiatives	\$0	\$0	\$3,500	\$3,500	\$17,000
Seniors' Committee	\$5,000	\$5,000	\$5,000	\$5,000	\$49,150
Family Day	\$5,000	\$7,500	\$7,500	\$7,500	\$47,500
Communities in Bloom	\$3,000	\$0	\$3,000	\$3,000	\$29,000
History Committee	\$2,000	\$0	\$2,000	\$2,000	\$17,500
Greening Communities	\$1,000	\$1,000	\$1,000	\$1,000	\$8,750
Parks - Turf Improvement/Overseeding	\$8,000	\$8,000	\$8,000	\$8,000	\$80,000
War Memorial Committee	\$8,800	\$8,800	\$8,800	\$8,800	\$35,200
Southwold 175 Committee		\$85,000			\$85,000
Total Operating	\$50,940	\$133,800	\$57,800	\$58,300	\$724,590
Capital Budget					
Talbotville Firehall	\$500,000	\$600,000	\$102,000		\$2,102,000
Talbotville Park					\$821,700
Talbotville Parks Parking Lot		\$0	\$75,000		\$75,000
Talbotville Pumper (2022)					\$450,000
Talbotville Electronic Sign	\$35,000				\$35,000
Shedden Firehall 4th Bay			\$50,000		\$50,000
Fingal Ball Park Diamond Light Replacement	\$25,000				\$25,000
Replace Roads 2006 International 50%					\$185,000
Replace Roads 2002 Caterpillar Grader 50%					\$305,000
Replace Roads 2011 Peterbilt 50%	\$175,000				\$175,000
Replace Roads 2009 Freightliner 50%	\$175,000				\$175,000
Organics Collection Program - Green Bins					\$58,000
Rural Composter Program					\$23,000
Parks and Trails Master Plan		\$47,600			\$47,600
Flood Mapping Grant		\$67,500			\$67,500
CSIR Grant		\$85,000			\$85,000
North Shore Resilience		\$5,000	\$5,000	\$5,000	\$15,000
Admin Facility Addition / Improvements			\$250,000	\$500,000	\$750,000
Total Capital	\$910,000	\$805,100	\$482,000	\$505,000	\$7,682,858
Total Green Lane Request	\$960,940	\$938,900	\$539,800	\$563,300	\$8,407,448

Reserve Balance Forecast - No Financing

Year	Working	Tax Stab	Property	Admin	Fire	Roads	Drainage	Bridges	Road Facility	Road Eqp	Building	Admin Fac	Keystone	Med Bldg	Parks	Planning	Total Balance
2024	\$986,147	\$2,742,210	\$4,000,000	\$116,756	\$1,162,906	\$192,188	\$49,168	\$523,859	(\$3,340,066)	(\$374,641)	\$2,537,684	\$69,969	\$218,234	\$129,903	\$176,794	\$25,000	\$9,216,112
2025	\$986,147	\$3,672,210	\$5,500,000	\$144,756	\$835,956	(\$1,761,732)	\$41,668	(\$151,141)	(\$5,806,108)	(\$270,641)	\$2,450,684	\$99,969	\$218,234	\$114,903	\$271,794	\$35,000	\$6,381,700
2026	\$986,147	\$4,747,210	\$5,500,000	\$62,981	\$885,956	(\$1,867,063)	\$76,668	(\$66,141)	(\$5,436,336)	\$79,359	\$2,460,684	\$109,969	\$208,884	\$119,903	\$276,794	\$45,000	\$8,190,016
2027	\$986,147	\$5,822,210	\$5,500,000	\$55,981	\$1,213,006	(\$3,497,903)	\$101,668	\$33,859	(\$5,066,564)	\$429,359	\$2,470,684	\$139,969	\$301,414	\$124,903	\$256,794	\$45,000	\$8,916,528
2028	\$986,147	\$6,897,210	\$5,500,000	\$68,981	\$1,219,206	(\$2,420,783)	\$126,668	(\$831,141)	(\$4,696,792)	\$324,359	\$2,480,684	\$169,969	\$296,414	\$114,903	\$386,794	\$45,000	\$10,667,620
2029	\$986,147	\$7,972,210	\$5,500,000	\$91,981	\$1,612,056	(\$1,475,902)	\$201,668	(\$731,141)	(\$4,327,020)	\$674,359	\$2,595,684	\$199,969	\$268,884	\$119,903	\$491,794	\$35,000	\$14,215,593
2030	\$986,147	\$8,972,210	\$5,500,000	\$89,981	\$2,035,106	(\$369,821)	\$126,668	(\$698,641)	(\$3,957,248)	\$469,359	\$2,610,684	\$229,969	\$196,414	\$124,903	\$596,794	\$50,000	\$16,962,526
2031	\$986,147	\$9,972,210	\$5,500,000	\$77,981	\$2,458,156	\$326,260	\$201,668	(\$323,641)	(\$3,587,476)	\$819,359	\$2,625,684	\$259,969	\$298,884	\$129,903	\$376,794	\$65,000	\$20,186,899
2032	\$986,147	\$10,972,210	\$5,500,000	\$95,981	\$2,131,206	\$1,172,341	\$176,668	(\$733,641)	(\$3,217,704)	\$1,169,359	\$2,640,684	\$289,969	\$278,234	\$134,903	\$256,794	\$80,000	\$21,933,152
2033	\$986,147	\$11,972,210	\$5,500,001	\$113,981	\$2,554,256	\$5,803,422	\$251,668	(\$633,641)	(\$2,847,932)	\$1,519,359	\$2,655,684	\$319,969	\$293,884	\$139,903	\$136,794	\$95,000	\$28,860,706
2034	\$986,147	\$12,972,210	\$5,500,002	\$131,981	\$2,977,306	(\$10,015,503)	\$251,668	(\$553,641)	(\$2,478,160)	\$1,869,359	\$2,670,684	\$349,969	\$308,234	\$144,903	\$16,794	\$110,000	\$15,241,953