



FIRST QUARTER FINANCIAL REPORT

FOR THE PERIOD ENDED JUNE 30, 2025 (UNAUDITED)

Town of Amherst



INTRODUCTION

Quarterly financial reporting is being prepared by the Town of Amherst as a means of providing the community, council and the organization with a regular overview of financial and statistical information. Quarterly financial reporting is a strategic priority identified by council.

The primary information provided in the quarterly report is a comparison of the year to date budget amounts to actual revenues and expenditures for operating departments. All financial information is based on preliminary, unaudited information reported from the municipal finance system as of the report date. Seasonal variations in municipal operations may affect the proportion of revenues achieved or expenditures incurred to date.

This quarterly report provides information in seven parts:

Organizational Structure, page 3

- ℓ Hierarchy with departmental responsibilities.

Commentary, page 4

- ℓ Charts and comments

Schedules of Operations, pages 5-7

- ℓ Schedule of Operations – General Operating Fund – Revenues & Expenditures
- ℓ Schedule of Operations – General Operating Fund – Departmental & Mandatory Expenditures
- ℓ Schedule of Operations – Water Operating Fund – Revenues & Expenditures

Statement of Financial Position, page 8

- ℓ Consolidated Statement of Financial Position

Capital Budget, pages 9-11

- ℓ 2025/26 Capital budget with actual and committed costs

Tax Rates, pages 12-13

- ℓ General
- ℓ Mandatory Provincial Contribution Area Rate
- ℓ Community Support Area Rate

Other Rates, pages 14 - 15

- ℓ Deed Transfer Tax
- ℓ Uniform Charge – Solid Waste
- ℓ Sewer Rates
- ℓ Uniform Charge – Wastewater Treatment Facility
- ℓ Water Utility Rates

Quarterly financial reporting follows the fiscal year of the municipality which is April 1 through March 31.

ORGANIZATIONAL STRUCTURE

Below is the organizational structure of the Town of Amherst with a brief description of each departments responsibilities.



Executive Office

- / Council & Committee Liaison
- / Records Management
- / Information Services
- / Strategic Initiatives / Projects

Finance

- / Accounting & Budgeting
- / Accounts Payable
- / Property Taxes
- / Water/Sewer Billing
- / Customer Service

Human Resources

- / Human Resources
- / Payroll
- / Recruitment

Planning & Economic Development

- / Planning / Development
- / Inspections / Permits
- / Unsightly Premises
- / Economic Development

Community Living

- / Programming
- / Community Events
- / Tourism
- / Communications

Fire Services

- / Fire Rescue
- / Hazmat

Police Services

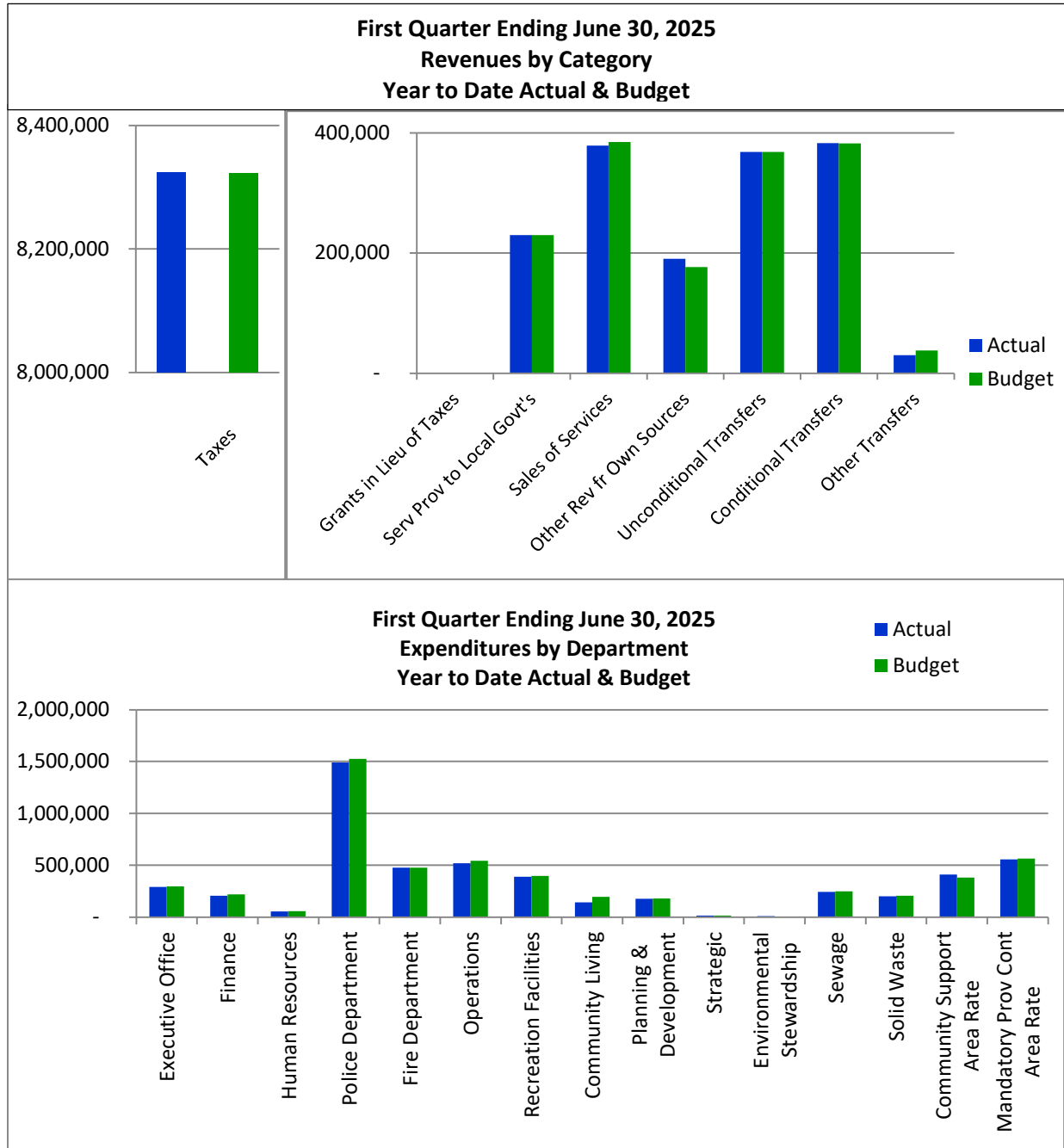
- / Crime
- / Major Crime
- / Street Crime
- / Crime Prevention
- / Community Partnerships

Operations

- / Engineering
- / Public Works
- / Solid Waste
- / Sewer
- / Water Utility
- / Recreation - Facilities
- / Stadium
- / Parks / Playgrounds
- / Robbs

COMMENTARY

Three months into the 2025/26 fiscal year the general operating fund has a surplus of \$123,587 compared to budget. The Town’s operating revenues are \$9,904,067 compared to the budgeted amount of \$9,901,805. The Town’s expenditures at the end of the first quarter are \$5,167,044 compared to the budgeted amount of \$5,288,369.



SCHEDULE OF OPERATIONS

Town of Amherst
Schedule of Operations - General Operating Fund
For the Three Months Ended June 30, 2025

	2024/25 Actual	2025/26 Actual	2025/26 Budget	2025/26 Variance
Revenues				
Taxes	\$ 7,771,574	\$ 8,324,712	\$ 8,322,677	\$ 2,035
Grants in Lieu of Taxes	-	-	-	-
Services Provided to Other Local Govt	224,946	229,775	229,775	-
Sales of Services	371,554	378,547	384,826	- 6,279
Other Revenue from Own Sources	244,491	190,410	176,578	13,832
Unconditional Transfers	368,319	368,319	368,319	-
Conditional Transfers	79,127	382,584	382,130	454
Other Transfers	68,750	29,720	37,500	- 7,780
Total Revenues	<u>9,128,761</u>	<u>9,904,067</u>	<u>9,901,805</u>	<u>2,262</u>
Expenditures				
Wages & Benefits	2,483,769	2,563,232	2,625,656	- 62,424
Administrative Costs	239,990	460,702	397,531	63,171
Building & Facility Costs	176,827	236,426	264,832	- 28,406
Vehicle & Equipment Costs	98,637	227,640	214,830	12,810
Materials & Supplies	99,704	58,553	69,629	- 11,076
Grants to Organizations	264,004	260,166	230,446	29,720
Other Municipal Costs	325,435	274,754	274,438	316
Fiscal Services	1,182,206	887,036	893,707	- 6,671
Fire Protection Charge	189,772	189,772	189,772	-
Tax Exemptions	122,269	131,937	131,937	-
Cost Recovery	- 33,498	- 123,174	- 4,409	- 118,765
Total Expenditures	<u>5,149,115</u>	<u>5,167,044</u>	<u>5,288,369</u>	<u>- 121,325</u>
Surplus	<u>3,979,646</u>	<u>\$ 4,737,023</u>	<u>\$ 4,613,436</u>	<u>\$ 123,587</u>

SCHEDULE OF OPERATIONS (cont'd)

Town of Amherst				
Schedule of Operations - General Operating Fund				
Departmental and Mandatory Expenditures				
For the Three Months Ended June 30, 2025				
	2024/25 Actual	2025/26 Actual	2025/26 Budget	2025/26 Variance
Departmental Expenditures				
Executive Office	\$ 286,472	\$ 288,932	\$ 294,854	-\$ 5,922
Finance	129,470	204,603	217,536	- 12,933
Human Resources	52,675	54,773	55,253	- 480
Police	1,408,388	1,490,657	1,526,084	- 35,427
Fire	450,944	476,394	476,805	- 411
Operations	558,442	518,660	541,596	- 22,936
Recreation Facilities	343,857	389,401	396,419	- 7,018
Community Living	141,026	141,273	194,457	- 53,184
Planning & Development	173,405	176,092	177,077	- 985
Strategic	-	12,463	12,463	-
Environmental Stewardship	-	7,104	771	6,333
Sewage	210,697	241,687	248,611	- 6,924
Solid Waste	154,615	199,696	204,281	- 4,585
Community Support Area Rate	395,180	408,874	379,154	29,720
Total Departmental Expenditures	<u>4,305,171</u>	<u>4,610,609</u>	<u>4,725,361</u>	<u>- 114,752</u>
Mandatory Expenditures				
Assessment Services	27,893	28,468	28,468	0
Housing	316,169	-	-	-
Education	472,881	506,142	512,716	- 6,574
Regional Library	27,001	21,825	21,824	1
Total Mandatory Expenditures	<u>843,944</u>	<u>556,435</u>	<u>563,008</u>	<u>- 6,573</u>
Grand Total Expenditures	<u>\$ 5,149,115</u>	<u>\$ 5,167,044</u>	<u>\$ 5,288,369</u>	<u>-\$ 121,325</u>

SCHEDULE OF OPERATIONS (cont'd)

Compared to budget, the Water Operating Fund has a surplus of \$26,712 at the end of the first quarter. Revenues are over budget by \$13,317 and expenditures are under budget by \$13,395.

Town of Amherst
Schedule of Operations - Water Operating Fund
For the Three Months Ended June 30, 2025

	2024/25 Actual	2025/26 Actual	2025/26 Budget	2025/26 Variance
Revenues				
Sale of Services	\$ 1,502	\$ -	\$ -	\$ -
Interest on o/s Water A/R	1,598	1,562	1,400	162
Misc Rev & Inc fr Other Non Utility	300	450	300	150
Metered Sales	387,222	398,071	384,991	13,080
Flat Rate Sales	49,092	48,959	48,959	-
Bulk Water Sales	3,750	3,675	3,750	- 75
Fire Protection	189,772	189,772	189,772	-
Private Hydrants	-	-	-	-
Sprinkler Service	-	-	-	-
Total Revenues	633,236	642,489	629,172	13,317
Expenditures				
Wages & Benefits	207,356	230,079	228,123	1,956
Administrative Costs	20,271	30,112	31,952	- 1,840
Building & Facility Costs	54,983	84,905	96,969	- 12,064
Vehicle & Equipment Costs	13,490	17,996	18,144	- 148
Materials & Supplies	17,114	41,326	42,841	- 1,515
Other Municipal Costs	63,169	70,227	70,011	216
Fiscal Services	69,356	68,166	68,166	-
Total Expenditures	445,739	542,811	556,206	- 13,395
Surplus	\$ 187,497	\$ 99,678	\$ 72,966	\$ 26,712

STATEMENT OF FINANCIAL POSITION

Town of Amherst
Consolidated Statement of Financial Position
As at June 30, 2025

	As at June 30, 2025	As at June 30, 2024
Financial Assets		
Cash and cash equivalents	\$ 14,602,020	\$ 14,491,441
Receivables	2,531,165	2,387,488
	17,133,185	16,878,929
Liabilities		
Accounts payable and accrued liabilities	2,074,528	2,223,923
Deferred revenue	817,623	1,343,704
Long term debt	5,127,763	5,739,677
	8,019,914	9,307,304
Net assets (debt)	9,113,271	7,571,625
Non-financial assets		
Prepaid expenses	50,532	50,745
Inventories of supplies	139,933	102,155
Capital assets (net of accumulated amortization)	70,057,468	67,938,215
Capital work in progress	244,921	301,818
	70,492,853	68,392,933
Accumulated surplus	\$ 79,606,124	\$ 75,964,558

CAPITAL BUDGET

Town of Amherst Capital Budget - 2025/26 Projects	Total Actual Committed & WIP Costs at June 30, 2025	2025/26 Capital Budget
WATER CAPITAL		
Dump Truck <i>(carry over)</i>	354,051	355,000
McCully Street Booster Station - upgrades <i>(carry over)</i>	-	300,000
Wellfield Production Wells - replace pump in well P-3 <i>(carry over)</i>	25,298	60,000
Land purchases (potential) - Challenge Fund <i>(carry over)</i>	-	275,000
Marshview Drive - new housing development - Phase 2 - pipe only	-	80,000
Orchard Park - Phase 2	-	33,000
Fire Hydrant Replacement	-	17,000
Water Meter Replacement	14,114	16,000
Service Truck	71,636	80,000
8-10 Ton Excavator	235,672	237,000
Equipment Float (trailer)	26,568	25,000
SCADA system upgrades	-	100,000
WATER TOTAL	<u>727,339</u>	<u>1,578,000</u>
GENERAL CAPITAL		
EQUIPMENT		
1 Ton Dump Truck / Salt Truck <i>(carry over)</i>	117,263	110,000
Replace Utility Trailer	7,534	10,000
Aerial Platform for Loader	65,316	67,000
Inspection Vehicle	-	50,000
E-Permitting Software (new)	-	75,000
Subtotal	<u>190,113</u>	<u>312,000</u>
BUILDINGS / LAND		
Four Fathers Library - HVAC Upgrade <i>(carry over)</i>	-	40,000
Land Purchase - 8 Lower LaPlanche Street <i>(carry over)</i>	-	10,000
Industrial Park Signage Area Upgrades <i>(carry over)</i>	19,560	24,000
Visitor Welcome Signage - Highway 2 <i>(carry over)</i>	9,923	10,000
Landscaping, fence and/or welcome sign - 8 Lower LaPlanche St <i>(carry over)</i>	-	8,000
Town Hall Renovations <i>(carry over)</i>	47,710	75,000
Land Purchase - Industrial Park <i>(carry over)</i>	15,574	16,000
Street Light Poles - Industrial Park x 6 replacement	21,311	40,000
Victoria Square Lights	-	65,000
CCUBIC - 2nd Floor Boardroom - equipment refresh	23,844	25,000
CCUBIC - update cameras	-	10,000
CCUBIC - 1st Floor Conference Room - new stage lighting control system	-	15,000
Library - Seminar Room - fill in floor to make room one level	-	25,000
Lions Park Drainage	-	6,000
Marshview Drive - Lot Sales	9,664	-
Land Sale - Blaine Street	15,858	-
Land/Lot Sales - Industrial Park	5,008	-
Subtotal	<u>168,453</u>	<u>369,000</u>

CAPITAL BUDGET (cont'd)

Town of Amherst Capital Budget - 2025/26 Projects	Total Actual Committed & WIP Costs at June 30, 2025	2025/26 Capital Budget
LARGE MULTI - CATEGORY PROJECTS		
Hillsdale - Phase 1 - asphalt top layer <i>(carry over)</i>	-	114,864
Marshview Drive - Phase 1 - curb and asphalt <i>(carry over)</i>	800	275,000
Marshview Drive - new housing development - Phase 2 - pipe only	15,689	250,000
Orchard Park - Phase 2	-	317,000
Subtotal	<u>16,488</u>	<u>956,864</u>
STREETS		
Ash ~ All (Overlay)	-	25,000
Kay ~ All (Overlay)	-	15,000
Patterson ~ All (Overlay)	-	110,000
Christie ~ Poplar to East Pleasant (Overlay)	-	60,000
Silver ~ All (Overlay)	-	25,000
Veno ~ All (Overlay)	-	20,000
Tantramar Court ~ All (Overlay)	-	40,000
Russell Street ~ Victoria to Autumn House (Overlay)	-	90,000
Winston ~ Albion to Civic 40 (Overlay)	-	80,000
Ernie Lane ~ Pave gravel portion of street	-	45,000
South Albion Street ~ Robert Angus Drive to Town Boundary (CM)	-	274,700
Park Street ~ West Pleasant to Mission (Overlay)	-	125,000
Queen Street ~ Croft to Albion (Overlay)	-	64,000
Subtotal	<u>-</u>	<u>973,700</u>
SIDEWALKS		
Havelock Street ~ Prince Arthur to Spring (TOA)	4,997	40,000
Wellington Street ~ Croft to Church (TOA)	-	19,000
Dickey Street North Side ~ Rupert to Donald (TOA)	-	18,000
Donald Avenue ~ Dickey to Dickey Brook	-	6,000
Anson Avenue (new sidewalk) ~ Liberty to Cornwall (TOA)	29,808	24,000
Abbey Road (new sidewalk) ~ Spring to Victoria (TOA)	623	46,000
Repair retaining wall at Subway	13,190	20,000
Tactile Plates ~ Victoria @ Lawrence Intersection	-	8,000
Subtotal	<u>48,618</u>	<u>181,000</u>
STORM / SANITARY SEWER		
Lift Station Pump Rebuild/Replacement	-	50,000
WWTP UV Disinfection System	-	650,000
Replace / reline culvert in AFD parking lot <i>[contingent on grant funding]</i>	-	300,000
Subtotal	<u>-</u>	<u>1,000,000</u>

CAPITAL BUDGET (cont'd)

Town of Amherst Capital Budget - 2025/26 Projects	Total Actual Committed & WIP Costs at June 30, 2025	2025/26 Capital Budget
FIRE DEPARTMENT		
Structural Firefighting Bunker Gear (6-9 sets) - replacement	-	24,000
VHF / Digital Radios - replacement	-	150,000
Exterior Door Replacement - Rear Entrance	-	8,400
AFD Renovations to remodel staff quarters (sleeping and kitchen area)	-	16,000
Live Fire Training Facility	-	2,000,000
New SUV - replace unit # 101	55,940	-
	<u>55,940</u>	<u>2,198,400</u>
POLICE DEPARTMENT		
APX500 Radio Base and install <i>(carry over)</i>	-	12,000
Vehicle - Patrol # 1 <i>(carry over)</i>	81,225	75,000
Dispatch Console and Software <i>(carry over)</i>	86,885	115,000
LiveScan Fingerprint System	34,879	40,000
Vehicle - Patrol # 6	-	85,000
Vehicle - Crime Prevention	-	60,000
APD Server	-	26,000
Speed Radar Sign	-	5,000
Technical Equipment (ICE)	29,426	32,300
Subtotal	<u>232,416</u>	<u>450,300</u>
RECREATION		
Robb Complex 3 Scoreboards <i>(carry over)</i>	84,053	70,000
Accessible Playground <i>[contingent on grant funding] (carry over)</i>	-	600,000
Robb Complex Dugouts - replacement	-	50,000
Site Furniture	-	20,000
Glycol Loop For Stadium Compressor	-	30,000
Decorative Lighting	-	50,000
Skate Park Repairs	-	20,000
Replace Service Truck	-	75,000
Robb Complex - Portable Pitching Mound Kits - Qty 3	-	20,000
Tables & Chairs for Events	-	15,000
Robb Complex - Surface Treatment and Pickle Ball Court Lines	-	12,000
Anson Aircraft Monument	-	10,000
Bocce Ball Court <i>[contingent on grant funding]</i>	-	30,000
	<u>84,053</u>	<u>1,002,000</u>
GENERAL TOTAL	796,081	7,443,264
GRAND TOTAL WATER & GENERAL		
	1,523,421	9,021,264

TAX RATES

There are three different tax rates: general, mandatory provincial contribution area rate and the community support area rate. These tax rates are established annually for residential, commercial and resource properties. Tax bills are issued bi-annually. The interim billing is 50% of the total prior year's bill and was due May 30, 2025. The final billing takes into consideration the accounts new assessment, the current year tax rate and uniform charges then deducting the interim billing. The final bill is due September 29, 2025.

Tax Rates

1. General – this rate is used to pay for services provided by the Town to residents of the Town. These services include; fire, police, planning, economic development, transportation and public works, recreation, community living as well as internal services performed by the executive, human resources and finance departments. The general operations rate increased by \$0.06 for fiscal 2025/26.

2. Mandatory Provincial Contributions Area Rate - the cost for provincial services the province charges the municipality for. Any changes in these costs are mandated by the Province and passed on to the municipalities to collect on their behalf. The Mandatory Provincial Contribution Area Rate decreased by \$0.053 for fiscal 2025/26. The final payment to the Province for Housing was made in 2024/25. The Town is no longer required to fund a portion of the prior year deficit of the Cobequid Housing Authority (the Cobequid Housing Authority administers and manages public non-profit housing for seniors and families on low incomes within the Town). The Mandatory Provincial Contributions Area Rate includes the following provincial services:
 - ⌘ Education
 - ⌘ The Town is required to provide funding to the Chignecto Central Regional Centre for Education under the Education Act. This mandatory education contribution is set by the Province of Nova Scotia and is based on the Town's share of the Uniform Assessment.

 - ⌘ Property Valuation Services Corporation (Assessment)
 - ⌘ The Town is required to provide funding to pay a share of the cost of operating the provincial assessment system. The Town pays a portion of the total Property Valuation Services Corporation costs, based on the Town's share of the Uniform Assessment and the Town's share of assessment accounts across the province.

TAX RATES (cont'd)

Regional Library

The Town is required to fund the Cumberland Public Library pursuant to a formula determined by the Province of Nova Scotia. The Town does not share in any surplus or deficits. In addition, the Town provides funds for the operating and maintenance of the library building which is included in the General Rate.

3. Community Support Area Rate – a rate that provides funding for services that, in the opinion of Council, provide support to the community. The Community Support Area Rate decreased by \$0.007 for fiscal 2025/26. This rate includes support for the following:

- Grants to Organizations
- Grant to Cumberland YMCA
- Community Events
- Tax Exemption Policy
- Tax Reduction Policy

In summary, all tax and area rates are per \$100 of Assessment. The rates are as follows:

Residential / Resource	<u>2024/25</u>	<u>2025/26</u>
Residential / Resource Tax Rate	\$1.199	\$1.259
Mandatory Provincial Contributions Area Rate	\$0.375	\$0.322
Community Support Area Rate	<u>\$0.096</u>	\$0.089
Total Residential / Resource Rates	\$1.670	\$1.670
Commercial	<u>2024/25</u>	<u>2025/26</u>
Commercial Tax Rate	\$3.999	\$4.059
Mandatory Provincial Contributions Area Rate	\$0.375	\$0.322
Community Support Area Rate	<u>\$0.096</u>	\$0.089
Total Commercial Rates	\$4.470	\$4.470

OTHER RATES

1. Deed Transfer Tax

When land/property is sold a Deed Transfer Tax (DTT) may be applicable. The Deed Transfer Tax rate is set by the Town and the DTT payable is calculated based on the sale price of the property. Deed Transfer Tax is collected on behalf of the Town through the Land Registration Office when the deed is registered/recorded.

ℓ For the 2025/26 fiscal year the deed transfer tax will remain the same at 1.25%.

2. Uniform Charge

Solid Waste Management Uniform Charge

ℓ This uniform charge is levied on each dwelling unit within the boundaries of the Town of Amherst in residential premises with less than four such dwelling units.

ℓ The uniform charge for 2025/26 to be levied remains the same at \$278 (2024/25 - \$278).

3. Sewer Rates

Sewer services in the Town of Amherst are billed through one of the following methods:

ℓ Sewer Metered – consumption volume is determined by the Amherst Water Utility Sewer Consumption Rate (per cubic meter)

ℓ Residential - \$0.99 per cubic meter of metered water consumption

ℓ Commercial - \$0.49 per cubic meter of metered water consumption

Sewer Base Charges (Quarterly)

ℓ Size of Meter

ℓ 5/8" \$ 20.70

ℓ ¾" \$ 31.05

ℓ 1" \$ 50.31

ℓ 1.5" \$ 98.90

ℓ 2" \$ 156.69

ℓ 3" \$ 311.94

ℓ 4" \$ 575.00

ℓ Sewer Non-Metered Customers

ℓ For non-metered customers in unmetered mobile home parks, the park owner shall pay \$189.23 per dwelling unit per annum.

OTHER RATES (cont'd)

- a. Wastewater Treatment Facility Uniform Charge (this offsets expenses for sewer services for those not charged a sewer base charge).
 - ℓ The uniform charge for unmetered mobile homes within a land leased community for 2025/26 to be levied is \$82.80 (2024/25 - \$72).

4. Water Utility Rates

The Town of Amherst Water Utility is regulated by the Nova Scotia Utility and Review Board (NSUARB). The most recent water rate study was approved by the NSUARB on March 29, 2022. For the 2025/26 fiscal year, the water rates remain the same and are as follows:

Water Base Charges (Quarterly)

ℓ Un Metered \$ 95.81

ℓ Size of Meter

- 5/8" \$ 39.49
- ¾" \$ 57.48
- 1" \$ 93.45
- 1.5" \$ 183.40
- 2" \$ 291.33
- 3" \$ 579.15
- 4" \$ 902.95
- 6" \$1,802.39
- 8" \$3,241.49

Water Consumption Rate (per cubic meter)

ℓ \$0.894 per cubic meter

The Town of Amherst bills water and sewer together quarterly. The fiscal year quarters are April to June, July to September, October to December and January to March.