Municipality of the District of Shelburne
Dynamic economic model
Council dashboard

Scenario Two - Residential/Resource LIFT 6%/5%/4%/3%/3%/3%... Commercial Lift 2%
March 26, 2026

Operating fund	Forecast 2026	Budget 2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Main operating revenue		10,363,803	10,975,870	11,412,400	11,799,500	12,108,222	12,434,483	12,770,082	13,099,100	13,453,800	13,818,800	14,193,900	14,579,200	14,975,200	15,382,300	15,801,000
Non-capital revenue (from reserves)		1,744,232	577,810	1,285,300	1,086,598	1,768,130	1,560,684	1,107,820	1,163,666	1,177,033	2,101,647	1,390,424	1,316,417	1,377,043	1,248,414	1,906,348
Non-capital revenue (from grants)		2,012,220	110,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-capital revenue (from other funding)		734,869	80,000	-	15,000	-	1,500,000	6,000	9,000	20,000	715,000	20,000	6,000	-	15,000	-
Capital revenue (from reserves)		594,750	1,252,626	400,118	50,000	-	70,000	104,251	-	-	588,914	210,033	-	-	-	-
Capital revenue (from grants)		712,693	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital revenue (from other funding)		-	-	203,000	-	-	-	-	-	-	471,912	-	-	-	-	-
Total revenue		**16,162,567**	**12,996,306**	**13,300,818**	**12,951,098**	**13,876,352**	**15,565,167**	**13,988,153**	**14,271,766**	**14,650,833**	**17,696,273**	**15,814,357**	**15,901,617**	**16,352,243**	**16,645,714**	**17,707,348**
Main operating expenses		10,029,640	10,221,194	10,391,322	10,424,901	10,592,280	10,782,000	10,976,020	11,153,540	11,354,960	11,560,180	11,623,700	11,842,300	12,064,600	12,083,700	12,323,600
Non-capital expenses		4,491,321	767,810	1,285,300	1,101,598	1,768,130	3,060,684	1,113,820	1,172,666	1,197,033	2,816,647	1,410,424	1,322,417	1,377,043	1,263,414	1,906,348
Capital expenses		1,307,443	1,252,626	603,118	50,000	-	70,000	104,251	-	-	1,060,826	210,033	-	-	-	-
Total expenses		**15,828,404**	**12,241,630**	**12,279,740**	**11,576,499**	**12,360,410**	**13,912,684**	**12,194,091**	**12,326,206**	**12,551,993**	**15,437,653**	**13,244,157**	**13,164,717**	**13,441,643**	**13,347,114**	**14,229,948**
Total available (deficit)	**371,329**	**334,163**	**754,676**	**1,021,078**	**1,374,599**	**1,515,942**	**1,652,483**	**1,794,062**	**1,945,560**	**2,098,840**	**2,258,620**	**2,570,200**	**2,736,900**	**2,910,600**	**3,298,600**	**3,477,400**
Reserves																
Operating reserve (stand-alone no sub-reserves)	3,946,838	3,443,255	2,840,495	2,468,940	2,906,427	2,863,364	3,608,223	4,465,818	5,551,387	6,821,723	7,276,729	8,713,948	10,564,719	12,578,849	15,170,392	17,338,073
Capital reserve	833,079	245,121	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CCBF	1,323,860	917,734	1,142,985	1,293,812	1,859,138	2,117,832	1,876,073	2,111,247	2,352,299	2,342,299	1,796,735	1,702,722	1,692,722	1,682,722	1,672,722	1,662,722
Total	**6,103,777**	**4,606,111**	**3,983,480**	**3,762,752**	**4,765,565**	**4,981,196**	**5,484,296**	**6,577,065**	**7,903,686**	**9,164,022**	**9,073,464**	**10,416,670**	**12,257,441**	**14,261,571**	**16,843,114**	**19,000,795**
Policy																
Policy minimum of reserve - Capital projects		771,165	474,179	198,569	53,820	41,820	296,418	330,026	305,006	305,006	305,006	50,408	-	-	-	-
Policy minimum of reserve - Non-capital projects		2,259,398	1,916,045	1,999,088	1,972,056	1,994,960	2,246,604	1,850,542	1,900,605	1,949,655	1,965,587	1,747,115	1,760,767	1,818,722	1,901,857	2,287,618
Total available reserves - per policy		3,030,563	2,390,224	2,197,656	2,025,876	2,036,780	2,543,022	2,180,568	2,205,611	2,254,662	2,270,593	1,797,523	1,760,767	1,818,722	1,901,857	2,287,618
Reserve difference per policy		**657,814**	**450,271**	**271,284**	**880,551**	**826,584**	**1,065,201**	**2,285,250**	**3,345,775**	**4,567,061**	**5,006,136**	**6,916,425**	**8,803,953**	**10,760,127**	**13,268,535**	**15,050,456**

Breakout of the reserve balances	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Operating reserve	3,946,838	3,443,255	3,848,000	3,750,516	4,238,003	4,194,940	5,009,799	5,929,945	7,015,513	8,285,849	9,094,206	10,657,444	12,508,216	14,522,346	17,113,889	19,281,570
Required transfer to capital reserve	-	-	- 1,007,505	- 1,281,576	- 1,331,576	- 1,331,576	- 1,401,576	- 1,464,127	- 1,464,127	- 1,464,127	- 1,817,477	- 1,943,497	- 1,943,497	- 1,943,497	- 1,943,497	- 1,943,497
Available operating reserve	**3,946,838**	**3,443,255**	**2,840,495**	**2,468,940**	**2,906,427**	**2,863,364**	**3,608,223**	**4,465,818**	**5,551,387**	**6,821,723**	**7,276,729**	**8,713,948**	**10,564,719**	**12,578,849**	**15,170,392**	**17,338,073**
Capital reserve	833,079	245,121	- 1,007,505	- 1,281,576	- 1,331,576	- 1,331,576	- 1,401,576	- 1,464,127	- 1,464,127	- 1,464,127	- 1,817,477	- 1,943,497	- 1,943,497	- 1,943,497	- 1,943,497	- 1,943,497
Required transfer from operating reserve	-	-	1,007,505	1,281,576	1,331,576	1,331,576	1,401,576	1,464,127	1,464,127	1,464,127	1,817,477	1,943,497	1,943,497	1,943,497	1,943,497	1,943,497
Available capital reserve	**833,079**	**245,121**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Canada-Community Building Fund (CCBF)	1,323,860	917,734	1,142,985	1,293,812	1,859,138	2,117,832	1,876,073	2,111,247	2,352,299	2,342,299	1,796,735	1,702,722	1,692,722	1,682,722	1,672,722	1,662,722
Total available reserves	**6,103,777**	**4,606,111**	**3,983,480**	**3,762,752**	**4,765,565**	**4,981,196**	**5,484,296**	**6,577,065**	**7,903,686**	**9,164,022**	**9,073,464**	**10,416,670**	**12,257,441**	**14,261,571**	**16,843,114**	**19,000,795**

Operating sub-reserves	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Note: these amounts are not included operating reserve balance above																
Healthcare	95,000	140,000	185,000	235,000	285,000	335,000	385,000	435,000	485,000	485,000	485,000	485,000	485,000	485,000	485,000	485,000
MPAL	4,282	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dry Hydrant	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959	24,959
Shared services	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681	244,681
Comfort centre	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516	18,516
Fire department - training	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629	28,629
Fire department - capital funding	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304	58,304
Economic development	170,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000	120,000
Total available operating sub-reserves	**644,371**	**635,089**	**680,089**	**730,089**	**780,089**	**830,089**	**880,089**	**930,089**	**980,089**	**980,089**	**980,089**	**980,089**	**980,089**	**980,089**	**980,089**	**980,089**

Deferred grants	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Sustainable Services Growth Fund	222,693	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Municipal Capital Growth Program	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sustainable Communities Challenge Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Housing Accelerator Fund	564,262	230,762	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262	507,262
Efficiency 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provincial Grant for Jordan Bridge	1,802,390	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LCC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SouWest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Office of Healthcare Professionals Retention Activitie	19,530	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total available deferred grants	**2,608,875**	**280,762**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**	**557,262**