

Department of Municipal Affairs and Community Engagement

Government of Newfoundland and Labrador Calendar Year: 2026

The estimates reported in this submission were approved by the Council of the Municipality of

Town of Torbay

Name of Municipality

at a meeting held on 15 Day of December Month 2025 Year



Signature of Mayor

Kim Osmond

Signature of Clerk/Manager

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Deadline for Council Adoption: January 1, 2026

Deadline for Submission: January 31, 2026

Debt Charges Summary

Loan Number	Name of Creditor	Purpose (Water, Roads; etc.)	Original Principal	Maturity Date (dd-month-yyyy)	Council Annual Payment	Provincial Annual Payment
5180-6610	TD Bank	Roads	2020-23 MYCW - ROAD IMPROVEMENTS	Oct-38	\$77,412.72	\$0.00
5181-6610	TBD	Water	2022-23 MYCW - STORM WATER MANAGEMENT	TBD	\$35,187.36	\$0.00
5183-6610	TBD	Building Upgrades	2020-23 MYCW - TORBAY COMMONS GENERATOR	TBD	\$21,511.92	\$0.00
5184-6610	NLCU	Roads	TORBAY RD - SIDEWALKS PH 2 - LOAN PAYMENTS	Apr-33	\$26,780.04	\$0.00
5186-6610	TD Bank	Fleet	2024 - 3/4 TON P/U - LOAN PAYMENTS	Mar-29	\$19,874.04	\$0.00
5187-6610	TD Bank	Fleet	2024 - 3 TON TRUCK - SALTER & DUMP - LOAN PAYMENTS	Mar-29	\$33,216.60	\$0.00
5188-6610	NLCU	Building Upgrades	TOWN HAL & FD ANNEX UPGRADES - LOAN PAYMENTS	Dec-30	\$25,315.80	\$0.00
5211-6110	NLCU	Fleet	LOAN - NEW PUMPER	Nov-33	\$68,824.08	\$0.00
5340-6610	NLCU	Fleet	2023 - RUBBER TIRE BACKHOE	Jun-33	\$40,107.60	\$0.00
5341-6610	TBD	Water	2023 ICIP - NORTH POND PHASE 1	TBD	\$23,331.00	\$0.00
5413-6610	RBC	Consolidation of old loans	LOAN RBC 83 - MYCW 2014-2017	May-30	\$98,557.95	\$0.00
5415-6610	RBC	New Building	LOAN RBC 94 - DEPOT	Jan-25	\$16,813.87	\$0.00
5422-6610	RBC	New Building	LOAN RBC 88 - COMMON	Jul-33	\$253,615.68	\$0.00
5426-6610	NLCU	Fleet	LOAN - NEW SIDEWALK SNOW PLOW	Feb-32	\$21,538.92	\$0.00
5427-6610	RBC	n/a	LOAN RBC 87 - MYCW 2017-2020	Jun-33	\$119,355.84	\$0.00
5428-6610	TD Bank	Field Upgrades	LOAN TD - U3C SOFTBALL LIGHTS	Jan-31	\$57,700.32	\$0.00
5430-6610	NLCU	Roads	LOAN - SIDEWALKS (ICIP)	Feb-37	\$35,396.88	\$0.00
5432-6610	NLCU	Water	LOAN - WATER SYSTEM UPGRADES (ZONE METERS) (ICIP)	Feb-37	\$35,318.88	\$0.00
5433-6610	NLCU	Water	LOAN - STORM WATER MANAGEMENT PLAN	Feb-37	\$33,813.60	\$0.00
5434-6610	RBC	Fleet	LOAN - RUBBER TIRE LOADER	May-30	\$72,249.27	\$0.00
5435-6610	RBC	Fleet	LOAN - 3 PICK-UPS & W/S UTILITY TRAILER	Mar-27	\$48,222.60	\$0.00
5439-6610	NLCU	Fleet	2023 - RUBBER TIRE LOADER	Sep-33	\$81,362.16	\$0.00
5441-6610	TBD	Water	NORTH POND WATER - PHASE 2	TBD	\$73,676.76	\$0.00
5442-6610	RBC	Fleet	LOADER REPLACEMENT UNIT 05-05 - LOAN PAYMENTS	TBD	\$86,254.56	\$0.00
5443-6610	TBD	Fleet	BACKHOE REPLACEMENT UNIT 04-03 - LOAN REPAYMENTS	TBD	\$43,110.96	\$0.00
5444-6610	NLCU	Fleet	PICK UP TRUCK TO REPLACE UNIT 02-12 - LOAN REPAYMENT	TBD	\$11,903.52	\$0.00
5445-6610	TBD	Water	LAND ACQUISITIONS GREAT POND - LOAN REPAYMENTS	TBD	\$61,462.56	\$0.00
TBD	TBD	Fleet	New pickup to replace Unit 02-11 - Debt Payments	TBD	\$14,059.92	\$0.00

TBD	TBD	Water	North Pond Phase 3 - Debt Payments	TBD	\$46,648.92	\$0.00
				Totals	\$1,582,624.33	

BEFORE CONTINUING:



1. Transcribe **BOTH the above totals for Council Annual Payment and Provincial Annual Payment** to the appropriate boxes in section “7.1 Debt Charges From All Sources” of “7.0 FISCAL SERVICES” on Page 6.
2. Transcribe the above total of “Provincial Annual Payment” to sub-section 4.1.2 “Provincial Portion of Debt Charges” found in the section “4.1 Provincial Government Grants and Subsidies” on Page 11.

Expenditures

1.0 GENERAL GOVERNMENT

1.1 Council

1.1.1. Remuneration for Councillors -----	\$157,130.40
1.1.2. Travel -----	\$45,000.00
Total 1.1 Council -----	\$202,130.40

1.2 General Administration

1.2.1. Salaries -----	\$880,598.68
1.2.2. Employee Benefits -----	\$112,685.55
1.2.3. Payroll Burden -----	\$110,186.84
1.2.4. Travel -----	\$0.00
1.2.5. Supplies -----	\$13,000.00
1.2.6. Purchased Services (other than Insurance) -----	\$352,804.05
1.2.7. Professional Services -----	\$140,000.00
1.2.8. Insurance -----	\$210,000.00

Total 1.2 General Administration-----	\$1,819,275.12
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1.3 Municipal Elections & By-elections-----	\$10,000.00
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1.4 Property Assessment Services-----	\$113,000.00
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1.5 Common Services

1.5.1 Engineering Services -----	\$0.00
1.5.2 General Maintenance -----	\$29,000.00
1.5.3 Professional Development and Training -----	\$25,000.00
1.5.4 Public Relations -----	\$170,950.00
Total 1.5 Common Services-----	\$224,950.00
TOTAL 1.0 GENERAL GOVERNMENT-----	\$2,369,355.52

2.0 PROTECTIVE SERVICES

2.1 Fire Protection -----	\$556,936.05
2.2 Emergency Preparedness and Response -----	\$15,000.00
2.3 Animal and Pest Control -----	\$2,000.00
2.4 Municipal Enforcement -----	\$90,000.00
2.5 Other Protective Services and Inspections -----	\$0.00
2.6 Salaries -----	\$183,064.00
TOTAL 2.0 PROTECTIVE SERVICES -----	\$847,000.05

3.0 TRANSPORTATION SERVICES

3.1 Vehicle and Fleet Maintenance -----	\$360,650.00
3.2 Road Transport	
3.2.1 Streets, Roads, Sidewalks, etc. -----	\$373,038.29
3.2.2 Snow Removal -----	\$268,310.54
3.2.3 Street Lighting -----	\$222,000.00
3.2.4 Traffic Services -----	\$25,500.00
Total 3.2 Road Transport -----	\$888,848.83
3.3 Public Transit -----	\$0.00
3.4 Other Transportation Services -----	\$268,692.53
3.5 Salaries -----	\$883,508.25
TOTAL 3.0 TRANSPORTATION SERVICES -----	\$2,401,699.62

4.0 ENVIRONMENTAL HEALTH

4.1 Water Supply -----	\$258,680.01
4.2 Sewage Collection and Disposal -----	\$70,800.00
4.3 Garbage and Waste Collection and Disposal -----	\$754,220.00
4.4 Other Environmental Health Services -----	\$0.00
4.5 Salaries -----	\$168,953.80
TOTAL 4.0 ENVIRONMENTAL HEALTH -----	\$1,252,653.81

5.0 PLANNING AND DEVELOPMENT

5.1 Planning and Zoning -----	\$131,588.87
5.2 Community Improvement and Development -----	\$0.00
5.3 Regional Development -----	\$0.00
5.4 Tourism and Marketing -----	\$114,286.26
5.5 Other Planning and Development -----	\$0.00
5.5 Salaries -----	\$413,906.22
TOTAL 5.0 PLANNING AND DEVELOPMENT -----	\$659,781.35

6.0 RECREATION AND CULTURAL SERVICES

6.1 Recreation Administration (Salaries) -----	\$474,090.20
6.2 Recreation Facilities	
6.2.1 Recreation and Community Centres -----	\$576,334.45
6.2.2 Parks, Playgrounds, Trails, etc. -----	\$413,118.30
6.2.3 Stadium -----	\$0.00
6.2.4 Swimming Pool -----	\$0.00
Total 6.2 Recreation Facilities -----	\$989,452.75
6.3 Cultural Facilities -----	\$373,949.53
6.4 Recreation and Cultural Programs, Activities etc. -----	\$336,962.73
6.5 Other Recreation and Cultural Services -----	\$0.00
TOTAL 6.0 RECREATIONAL AND CULTURAL SERVICES -----	\$2,174,455.22

7.0 FISCAL SERVICES

7.1 Debt Charges From All Sources (from page 2)

7.1.1 Municipal Annual Payment -----	\$1,582,624.33	(See page 2)
7.1.2 Provincial Annual Payment -----		(See page 2)

Total 7.1 Debt Charges From All Sources ----- \$1,582,624.33

7.2 Transfers to Authorized Reserves and other Funds

7.2.1 Provision for Uncollectible Taxes, Fees & Charges -----	\$5,000.00
7.2.2 Operating Deficit of Prior Year -----	\$0.00
7.2.3 Accumulated Deficit Reduction Plan -----	\$0.00
7.2.4 Discounts, Losses, Allowances -----	\$49,000.00
7.2.5 Capital Expenditure Out of Revenue:	

7.2.5.1 Canada Community Building Fund (Gas Tax) -----	\$0.00
7.2.5.2 All Other (please provide list) -----	\$548,609.00

Total 7.2.5 Capital Expenditure Out of Revenue ----- \$548,609.00

7.2.6 Authorized Transfers to Reserves & Other Funds:

7.2.6.1 Canada Community Building Fund (Gas Tax) -----	\$0.00
7.2.6.2 All Other (please provide list) -----	\$259,758.40

Total 7.2.6 Authorized Transfers to Reserves & Other Funds ----- \$259,758.40

Total 7.2 Transfers to Authorized Reserves and Other Funds ----- \$862,367.40

7.3 Bank Charges & Other Fiscal Services ----- \$124,209.84

TOTAL 7.0 FISCAL SERVICES ----- \$2,569,201.57

TOTAL EXPENDITURES

\$12,274,147.13

7.2.5	<i>Capital Expenditure out of revenue</i>	2026
7.2.5.1	<i>Canada Community Building Fund (Gas Tax</i>	
6625	CAPITAL EXP OUT OF REVENUE	
	Nothing	-
7.2.5.2	<i>All other</i>	
6625	CAPITAL EXP OUT OF REVENUE	
5445-6440	LAPTOP & MONITOR REPLACEMENT	10,000.00
New Ask	Server replacement/update	100,000.00
New Ask	Town wide groundwater assessment	60,000.00
New Ask	Leak Dection	16,000.00
New Ask	New pickup to replace Unit 02-11	85,000.00
New Ask	New Sewer Camera System	15,000.00
New Ask	Back Water Valve Replacement 1532 Torbay Road Lift Station	15,000.00
New Ask	HRV for Rear office Area (broke in 2025 didn't repalce)	6,259.00
New Ask	SCADA system for our sewer outfall	13,500.00
New Ask	New roof for Town Hall	55,000.00
New Ask	Playground Communication Boards	10,000.00
New Ask	new lockers	40,000.00
New Ask	Employee Wellness Office Furniture	1,350.00
New Ask	Ergonomic Assessment Furniture	6,500.00
New Ask	TRAIL DEVELOPMENT	200,000.00
		633,609.00
8700	DEBT FINANCING	
New Ask	New pickup to replace Unit 02-11 - Loan Financing	- 85,000.00
		- 85,000.00
8300	GOVERNMENT TRANSFERS	
	Nothing!	0.00
		-
7.2.5.2	<i>All other</i>	548,609.00
7.2.5	<i>Total Capital Expenditures</i>	<u>548,609.00</u>

Revenues

1.0 TAXES AND RELATED REVENUES

1.1 Property Tax Information

1.1.1 Residential Property Info.	Assessed Values	Number of Properties	Tax Rate	Total Tax
1.1.1.1. Mil Rate Method	\$1,144,486,916	3,675	7.7	\$8,812,549.25
1.1.1.2. Minimum Tax Method	\$939,500	203	\$100.00	\$20,300.00
1.1.1.3. Residential Grants in Lieu	\$0	0		\$0.00
1.1.1.4. Residential Exempt Properties	\$0	0		
Total Residential Property Info	\$1,145,426,416	3,878		\$8,832,849.25
1.1.2 Commercial/Non-Residential	Assessed Values	Number of Properties	Tax Rate	Total Tax
1.1.2.1. Mil Rate Method	\$31,718,100	56	12.5	\$396,476.25
1.1.2.2. Minimum Tax Method (General)	\$7,600	1	\$150.00	\$150.00
1.1.2.3. Minimum Tax Method (Small Structures)	\$0	0	\$0.00	\$0.00
1.1.2.4. Non-Residential Grants in Lieu	\$0	0		\$0.00
1.1.2.5. Tax Agreements	\$0	0		\$4,700.00
1.1.2.6. Non-Residential Exempt Property	\$0	0		
Total Commercial/ Non-Residential	\$31,725,700	57		\$401,326.25
1.1.3 Vacant Land	Assessed Values	# of Properties	Tax Rate	Total Tax
1.1.3.1. Minimum Rate Method	\$0	0	\$0.00	\$0.00
Total Vacant Land				
Total 1.1 Property Tax Information	\$1,177,152,116	3,935		\$9,234,175.50

BOX A

1.2 Water and Sewage Fee Information

1.2.1 Residential Water and Sewage	# Household Units	Tax (Fee) Rate	Total Tax (Fee)
1.2.1.1. # of Households (Not Connected)	0		
1.2.1.2. Water and Sewage Tax (Fee)	1,241	375	\$465,375.00
1.2.1.3. Water Tax (Fee) Only (if Separate Tax (Fee))	81	225	\$18,225.00
1.2.1.4. Sewage Tax (Fee) Only (if Separate Tax (Fee))	11	150	\$1,650.00
1.2.1.5. Other Residential W/S Tax (Fee)	1	13824	\$13,824.00

Total Number of Household Units ----- 1,334

Total 1.2.1 Residential W/S Tax (Fee) ----- \$499,074.00

1.2.2 Commercial/Non-Residential Water and Sewage	# Comm. / Non-Res. Units	Tax (Fee) Rate	Total Tax (Fee)
1.2.2.1. # of Commercial/Non-Residential Units (Not Connected)	0		
1.2.2.2. Water and Sewage Tax (Fee)	23	475	\$10,925.00
1.2.2.3. Water Tax (Fee) Only (if Separate Tax (Fee))	2	275	\$550.00
1.2.2.4. Sewage Tax (Fee) Only (if Separate Tax (Fee))	0	0	\$0.00
1.2.2.5. Other Commercial/Non-Residential W/S Tax (Fee))	0		\$0.00
1.2.2.6. Industrial & Institutional W/S (e.g. Fish Plants, Hospitals)	0		\$9,000.00

Total # of Comm./Non-residential Units ----- 25

Total 1.2.2 Commercial/Non-Residential Water and Sewage Tax (Fee) ----- \$20,475.00

Total 1.2 Water and Sewage Tax (Fee) ----- \$519,549.00

BOX B

1.3 Other Tax Information

1.3 Other Taxes	# Assessed the Tax	Tax Rate	Total Tax
1.3.1. Poll Tax (No longer permitted after 2027)	0	\$0.00	\$0.00
1.3.2. Business Tax (attach tax structure)			\$399,074.80
1.3.3. Utility Tax		2.5%	\$380,000.00
1.3.4. Municipal Utility (Sales) Tax		\$0.00	\$0.00
1.3.5. Direct Seller Tax		\$0.00	\$0.00
1.3.6. Other Authorized Taxes		\$0.00	\$0.00
1.3.7. Tourist Accomodations Tax (By-Law Required, max 4% daily rate)		4%	\$0.00

Total 1.3 Other Taxes ----- \$779,074.80

BOX C

Grand Total 1.0 Taxes and Related Revenue ----- \$10,532,799.30

(Total of Boxes A, B and C)

2.0 SALES OF GOODS AND SERVICES

2.1 Garbage Collection Fees -----	\$0.00
2.2 Recreation and Cultural Services -----	\$203,580.00
2.3 Transportation Services -----	\$0.00
2.4 Fire Protection Service Fees -----	\$133,200.01
2.5 Animal and Pest Control Fees -----	\$0.00
2.6 Tipping Fees -----	\$0.00
2.7 Water Supply -----	\$0.00
2.8 Other Sales of Goods and Services -----	\$40,250.00
TOTAL 2.0 SALES OF GOODS AND SERVICES -----	\$377,030.01

3.0 OTHER REVENUE FROM OWN SOURCES

3.1 Assessments, Levies, Fees and Charges -----	\$188,700.00
3.2. Rental Income -----	\$52,800.00
3.3 Interest from Investments -----	\$250,000.00
3.4 Interest Collected on Overdue Accounts -----	\$40,000.00
3.5 Other Revenue From Own Sources -----	\$228,416.00
TOTAL 3.0 OTHER REVENUE FROM OWN SOURCES -----	\$759,916.00

4.0 GOVERNMENT TRANSFERS

4.1 Provincial Government Grants and Subsidies

4.1.1. Municipal Operating Grant -----	\$284,615.28
4.1.2. Provincial Portion of Debt Charges -----	(See page 2)
4.1.3. Provincial Gas Tax Revenue -----	\$69,786.54
4.1.4. Other Provincial Grants and Subsidies (Please attach list)-----	\$0.00

Total 4.1 Provincial Government Grants and Subsidies ----- \$354,401.82

4.2 Federal Government Grants and Subsidies

4.2.1. Canada Community Building Fund (Gas Tax) -----	\$0.00
4.2.2. Other Federal Grants and Subsidies (please provide list) -----	\$0.00

Total 4.2 Federal Government Grants and Subsidies-----

TOTAL 4.0 GOVERNMENT TRANSFERS ----- \$354,401.82

5.0 OTHER TRANSFERS

5.1. Operating Surplus of Prior Year ----- \$250,000.00

5.2. Transfers from Authorized Reserves

5.2.1. Canada Community Building Fund (Gas Tax) -----	\$0.00
5.2.2. Other (please provide list) -----	\$0.00

TOTAL 5.0 OTHER TRANSFERS ----- \$250,000.00

TOTAL REVENUE

\$12,274,147.13

Please Calculate the Debt Servicing Ratio (DSR):

Debt Servicing Ratio (DSR)

Step 1: Fill in the following information

Municipal Annual Debt Payment (7.1.1 - Page 6) ----- \$1,582,624.33

Local Revenue 1 Total Taxes and Related Revenue (Page 9)----- \$10,532,799.30

\$1,582,624.33

Local Revenue 2 Total Sales of Goods and Services (Page 10)----- \$377,030.01

\$10,532,799.30

Local Revenue 3 Total Other Revenue from Own Sources (Page 10)----- \$759,916.00

\$759,916.00

Total Local Revenue -----

Municipal Operating Grant (MOG) (4.1.1, Page 11) \$284,615.28

\$11,669,745.31

For more information, contact the U.S. Environmental Protection Agency (EPA) at 1-800-424-1302.

Page 1

Provincial Gas Tax Revenue (4.1.S. Page 11) -----

\$69,786.54

Debt Servicing Ratio -----

13%

Step 2: DSR Calculation

$$\begin{array}{r}
 \$1,582,624.33 \\
 \div (\$11,669,745.31 \\
 \hline
 \text{Municipal} & \text{Local} \\
 \text{Debt} & \text{Revenue}
 \end{array}
 \quad +
 \quad
 \begin{array}{r}
 \$284,615.28 \\
 \hline
 \text{MOG}
 \end{array}
 \quad +
 \quad
 \begin{array}{r}
 \$69,786.54 \\
 \hline
 \text{Provincial Gas Tax} \\
 \text{Revenue}
 \end{array}
 \quad)$$

Summary of The Municipal Budget Submission Form

Name of Municipality	Town of Torbay	Budget Year	2026
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From The Municipal Budget Submission Form, the totals of the seven expenditure functions, the total expenditures, the totals of the five main revenue sources and the total revenues are found in the appropriate boxes below.

Expenditures

1.0 General Government -----	\$2,369,355.52
2.0 Protective Services -----	\$847,000.05
3.0 Transportation Services -----	\$2,401,699.62
4.0 Environmental Health -----	\$1,252,653.81
5.0 Planning and Development -----	\$659,781.35
6.0 Recreation and Cultural Services -----	\$2,174,455.22
7.0 Fiscal Services -----	\$2,569,201.57
Total Expenditures -----	\$12,274,147.13

Revenues

1.0 Taxes -----	\$10,532,799.30
2.0 Sales of Goods and Services -----	\$377,030.01
3.0 Other Revenue From Own Sources -----	\$759,916.00
4.0 Government Transfers -----	\$354,401.82
5.0 Other Transfers -----	\$250,000.00
Total Revenues -----	\$12,274,147.13