



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Social Housing

	Approved 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE											
Grants & Subsidies	10,806,200	8,322,000	7,342,400	7,077,400	7,262,600	6,405,700	6,378,000	5,538,100	5,431,500	5,431,800	5,431,800
Municipal Recoveries	15,495,200	20,991,000	22,871,800	23,692,500	24,318,900	25,737,400	26,688,100	28,073,700	28,941,400	29,863,600	30,727,600
Licenses, Permits and Rents	5,812,800	5,900,000	5,959,200	6,019,000	6,079,300	6,139,900	6,201,200	6,263,100	6,325,600	6,389,100	6,453,100
User Fees & Charges	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200
Other Revenue	368,400	369,500	373,200	381,500	390,300	399,500	409,100	418,900	429,100	439,700	450,500
Internal Recoveries	122,700	141,700	142,400	146,200	150,200	154,300	158,500	162,700	167,000	171,400	176,100
Total Revenue	32,623,500	35,742,400	36,707,200	37,334,800	38,219,500	38,855,000	39,853,100	40,474,700	41,312,800	42,313,800	43,257,300
EXPENDITURES											
Salaries, Wages and Benefits	5,401,200	6,189,100	6,428,900	6,345,800	6,532,200	6,739,200	6,947,300	7,162,600	7,384,100	7,611,900	7,847,300
Supplies, Material & Equipment	625,800	623,600	627,100	645,600	664,500	683,700	703,500	723,700	744,400	765,500	787,700
Purchased Services	6,400,700	7,580,400	7,576,800	7,808,200	8,109,500	8,228,600	8,757,100	8,764,800	8,987,800	9,351,800	9,565,400
Social Assistance	22,807,500	24,256,700	25,303,800	25,852,500	26,299,900	26,758,400	27,229,300	27,672,800	28,128,800	28,597,900	29,200,400
Transfer Payments	208,200	117,900									
Insurance & Financial	421,900	447,700	480,700	512,200	542,400	576,600	620,600	658,500	699,600	750,800	797,400
Internal Charges	927,700	1,001,400	1,040,100	1,060,100	1,094,100	1,124,700	1,158,400	1,206,400	1,229,900	1,264,500	1,301,500
Total Expenditures	36,793,000	40,216,800	41,457,400	42,224,400	43,242,600	44,111,200	45,416,200	46,188,800	47,174,600	48,342,400	49,499,700
Net Operating Cost / (Revenue)	4,169,500	4,474,400	4,750,200	4,889,600	5,023,100	5,256,200	5,563,100	5,714,100	5,861,800	6,028,600	6,242,400
yr/yr % change		7.3%	6.2%	2.9%	2.7%	4.6%	5.8%	2.7%	2.6%	2.8%	3.5%
DEBT AND TRANSFERS											
Transfer from Reserves	(678,400)	(52,100)	(43,300)	(11,500)	(4,400)	(4,400)	(4,400)	(4,400)	(4,400)	(4,400)	(4,400)
Transfer to Reserves	1,600,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000	1,100,000
Total Debt and Transfers	921,600	1,047,900	1,056,700	1,088,500	1,095,600	1,095,600	1,095,600	1,095,600	1,095,600	1,095,600	1,095,600
TAX LEVY REQUIREMENT											
	5,091,100	5,522,300	5,806,900	5,978,100	6,118,700	6,351,800	6,658,700	6,809,700	6,957,400	7,124,200	7,338,000
yr/yr % change		8.5%	5.2%	2.9%	2.4%	3.8%	4.8%	2.3%	2.2%	2.4%	3.0%



County of Wellington
10 Year Capital Budget
Social Housing

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Year Total
Social Services											
Social Housing											
County Owned Housing Units	13,780,000	5,150,000	4,375,000	4,835,000	4,970,000	4,995,000	4,910,000	4,290,000	4,905,000	4,920,000	57,130,000
GHG Initiatives	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Housing Sites IT Replacements	60,000	25,000	70,000	45,000				85,000	35,000	100,000	420,000
Housing WiFi Replacements			40,000					45,000			85,000
Total Social Housing	14,090,000	5,425,000	4,735,000	5,130,000	5,220,000	5,245,000	5,160,000	4,670,000	5,190,000	5,270,000	60,135,000
Total	14,090,000	5,425,000	4,735,000	5,130,000	5,220,000	5,245,000	5,160,000	4,670,000	5,190,000	5,270,000	60,135,000
Sources of Financing											
Recoveries	5,016,000	3,010,700	3,667,000	3,981,000	4,044,000	4,060,500	3,995,000	3,613,000	4,017,000	4,076,000	39,480,200
National Housing Co-Inv Fund	7,676,000	1,536,000									9,212,000
Reserves	1,398,000	878,300	1,068,000	1,149,000	1,176,000	1,184,500	1,165,000	1,057,000	1,173,000	1,194,000	11,442,800
Total Financing	14,090,000	5,425,000	4,735,000	5,130,000	5,220,000	5,245,000	5,160,000	4,670,000	5,190,000	5,270,000	60,135,000

County of Wellington
2024-2033 Housing Capital Details

Project Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
110 Edward Roofing Replacement							45,000	680,000			725,000
Total Edward St. Arthur - 14 Apartments							45,000	680,000			725,000
Frederick St Arthur - 10 Apartments											
133 Frederick Metal Roof install								445,000			445,000
Total Frederick St Arthur - 10 Apartments								445,000			445,000
221 Mary St. Elora - 20 Apartments											
221 Mary Window Replace	170,000										170,000
221 Mary Roofing Replacement							20,000	560,000			580,000
221 Mary Elevator Mod						10,000	200,000				210,000
221 Mary Wood Balcony Rebuild									240,000		240,000
Total 221 Mary St. Elora - 20 Apartments	170,000					10,000	220,000	560,000	240,000		1,200,000
14 Centre St. Erin - 16 Apartments											
14 Center Metal Roof Install		20,000	305,000								325,000
14 Centre Window Replacement		145,000									145,000
14 Center Solar Panels			120,000								120,000
14 Centre Elevator Modernization				10,000	185,000						195,000
221 Mary MUA Replacement								115,000			115,000
Total 14 Centre St. Erin - 16 Apartments		165,000	425,000	10,000	185,000			115,000			900,000
Edinburgh Ave. Fergus - 18 Townhomes											
Edinburgh Roof Replacement										500,000	500,000
Total Edinburgh Ave. Fergus - 18 Townhomes										500,000	500,000
450 Ferrier Ct. Fergus - 41 Apartments											
450 Ferrier Elevator Mod.	150,000										150,000
450 Ferrier Balcony Replacement							205,000				205,000
450 Ferrier Flat Roof Replacement										735,000	735,000
Total 450 Ferrier Ct. Fergus - 41 Apartments	150,000						205,000			735,000	1,090,000
500 Ferrier Ct. Fergus - 41 Apartments											
500 Ferrier Elevator Modernization				10,000	185,000						195,000
500 Ferrier Balcony Replacement							185,000				185,000
500 Ferrier Flat Roof Replacement										495,000	495,000
Total 500 Ferrier Ct. Fergus - 41 Apartments				10,000	185,000		185,000			495,000	875,000
Elizabeth St. Harriston - 12 Apartments											
38 Elizabeth Metal Roof							25,000	395,000			420,000
Total Elizabeth St. Harriston - 12 Apartments							25,000	395,000			420,000
51 John St. Harriston - 16 Apartments											
51 John St Window Replacement		115,000									115,000
51 John Corridor Improvements		90,000									90,000
51 John Elevator modernization								15,000	220,000		235,000
51 John Site Improvements										20,000	20,000

County of Wellington
2024-2033 Housing Capital Details

Project Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Total 51 John St. Harriston - 16 Apartments		205,000						15,000	220,000	20,000	460,000
450 Albert St. Mt. Forest - 31 Apartments											
450 Albert Elevator Modernization		10,000	165,000								175,000
450 Albert Recirc Line Replacement	165,000										165,000
450 Albert Window Replacement									285,000		285,000
Total 450 Albert St. Mt. Forest - 31 Apartments	165,000	10,000	165,000						285,000		625,000
235 Egremont St. Mt. Forest -11 Apartments											
235 Egremont Roof Replacement						55,000					55,000
Total 235 Egremont St. Mt. Forest -11 Apartments						55,000					55,000
212 Whites Rd. Palmerston -32 Apartments											
212 Whites Lghtng/Clng/Rrcr Replace	150,000										150,000
212 Whites Roofing Repl				620,000							620,000
212 Whites Solar Panels				205,000							205,000
212 Whites Windows, Doors and Siding Replacement	20,000	225,000									245,000
212 Whites Elevator Modernization		10,000	165,000								175,000
Total 212 Whites Rd. Palmerston -32 Apartments	170,000	235,000	165,000	825,000							1,395,000
Derby St. Palmerston - 12 Apartments											
360 Derby Windows Doors and Siding Replacement	20,000	110,000									130,000
360 Derby Metal Roof Install								35,000	505,000		540,000
Derby/Prospect Furnace Replacements										105,000	105,000
Total Derby St. Palmerston - 12 Apartments	20,000	110,000						35,000	505,000	105,000	775,000
Social Housing Various Locations											
Housing Building Retrofit	190,000	285,000	330,000	380,000	275,000	900,000	590,000	425,000	335,000	220,000	3,930,000
Various Kitchen Replacements	385,000	425,000	470,000	515,000	565,000	620,000	680,000	750,000	825,000	910,000	6,145,000
Various Bathroom Replacements	180,000	190,000	205,000	300,000	320,000	335,000	350,000	370,000	395,000	415,000	3,060,000
Accessible unit Renovations/Upgrades	785,000		150,000	80,000	170,000	85,000	95,000				1,365,000
Various Install WasteContainer	315,000										315,000
Various Unit Door/Fob Replace	1,850,000										1,850,000
Total Social Housing Various Locations	3,705,000	900,000	1,155,000	1,275,000	1,330,000	1,940,000	1,715,000	1,545,000	1,555,000	1,545,000	16,665,000
Total County Owned Units	13,780,000	5,150,000	4,375,000	4,835,000	4,970,000	4,995,000	4,910,000	4,290,000	4,905,000	4,920,000	57,130,000



County of Wellington
10 Year Capital Budget
Affordable Housing

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Year Total
Social Services											
Affordable Housing											
165 - 169 Gordon Lock Changes	580,000										580,000
182 George Roof Replacement								250,000			250,000
182 George Window and Door Replacement										145,000	145,000
2023 Affordable Housing Retro	45,000	75,000	95,000	50,000	55,000	100,000	60,000	65,000	75,000	90,000	710,000
Gordon St Waste Container Installation	60,000										60,000
Provision for New County Afd Housing Units		6,000,000	6,000,000			6,000,000			6,000,000		24,000,000
Total Affordable Housing	685,000	6,075,000	6,095,000	50,000	55,000	6,100,000	60,000	315,000	6,075,000	235,000	25,745,000
Total Social Services	685,000	6,075,000	6,095,000	50,000	55,000	6,100,000	60,000	315,000	6,075,000	235,000	25,745,000
Total	685,000	6,075,000	6,095,000	50,000	55,000	6,100,000	60,000	315,000	6,075,000	235,000	25,745,000
Sources of Financing											
Subsidies		2,000,000	2,000,000			2,000,000			2,000,000		8,000,000
Reserves	45,000	4,075,000	4,095,000	50,000	55,000	4,100,000	60,000	315,000	4,075,000	235,000	17,105,000
National Housing Co-Inv Fund	640,000										640,000
Total Financing	685,000	6,075,000	6,095,000	50,000	55,000	6,100,000	60,000	315,000	6,075,000	235,000	25,745,000



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Ontario Works

	Approved 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE											
Grants & Subsidies	23,498,400	22,988,100	23,555,900	24,139,900	24,737,000	25,380,300	26,050,800	26,742,900	27,455,800	28,193,000	28,908,200
Municipal Recoveries	3,391,200	3,533,000	3,868,900	4,087,500	4,339,400	4,521,200	4,754,800	5,021,900	5,255,900	5,480,800	5,720,100
Internal Recoveries	51,400	64,500	60,500	58,700	55,900	53,200	49,400	49,200	49,300	48,600	48,300
Total Revenue	26,941,000	26,585,600	27,485,300	28,286,100	29,132,300	29,954,700	30,855,000	31,814,000	32,761,000	33,722,400	34,676,600
EXPENDITURES											
Salaries, Wages and Benefits	7,076,400	6,338,000	6,662,600	6,883,900	7,110,500	7,335,300	7,561,300	7,793,700	8,033,800	8,281,900	8,538,000
Supplies, Material & Equipment	205,100	165,500	191,500	195,400	199,800	203,700	207,700	211,900	215,800	219,900	224,100
Purchased Services	499,900	445,700	464,800	479,000	489,500	493,600	506,400	523,900	539,400	555,100	571,400
Social Assistance	18,979,800	19,320,700	19,884,100	20,465,200	21,062,300	21,711,900	22,381,100	23,068,800	23,777,100	24,494,500	25,189,300
Transfer Payments	367,300	234,200	238,900	243,900	248,900	253,900	258,900	264,300	269,900	275,500	281,100
Insurance & Financial	120,200	111,200	120,200	129,900	134,700	139,400	153,800	159,000	164,500	178,000	184,100
Minor Capital Expenses				15,000	18,000				38,000		
Internal Charges	1,336,400	1,495,000	1,554,400	1,578,600	1,656,400	1,667,800	1,714,600	1,809,300	1,818,500	1,882,800	1,927,300
Total Expenditures	28,585,100	28,110,300	29,116,500	29,990,900	30,920,100	31,805,600	32,783,800	33,830,900	34,857,000	35,887,700	36,915,300
Net Operating Cost / (Revenue)	1,644,100	1,524,700	1,631,200	1,704,800	1,787,800	1,850,900	1,928,800	2,016,900	2,096,000	2,165,300	2,238,700
yr/yr % change		(7.3%)	7.0%	4.5%	4.9%	3.5%	4.2%	4.6%	3.9%	3.3%	3.4%
DEBT AND TRANSFERS											
Transfer from Reserves	(165,000)			(15,000)	(18,000)				(38,000)		
Transfer to Reserves		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Total Debt and Transfers	(165,000)	20,000	20,000	5,000	2,000	20,000	20,000	20,000	(18,000)	20,000	20,000
TAX LEVY REQUIREMENT											
	1,479,100	1,544,700	1,651,200	1,709,800	1,789,800	1,870,900	1,948,800	2,036,900	2,078,000	2,185,300	2,258,700
yr/yr % change		4.4%	6.9%	3.5%	4.7%	4.5%	4.2%	4.5%	2.0%	5.2%	3.4%



County of Wellington
10 Year Capital Budget
Ontario Works

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Year Total
Social Services											
Ontario Works											
129 Wyndham Renovations	500,000										500,000
129 Wyndham: Building Retrofits									430,000		430,000
129 Wyndham: Roofing								300,000			300,000
129 Wyndham: Security				60,000							60,000
138 Wyndham Renovations		250,000									250,000
138 Wyndham: Building Retrofits									680,000		680,000
138 Wyndham: Carpet Replacement		70,000									70,000
138 Wyndham: Replace Heat Exchanger				80,000							80,000
138 Wyndham: Roof Top AC				80,000	120,000						200,000
138 Wyndham: Roofing								210,000			210,000
Fergus OW: Roof Replacement		100,000									100,000
Fergus OW: Rooftop Air Conditioners								70,000			70,000
Total Ontario Works	500,000	420,000		220,000	120,000			580,000	1,110,000		2,950,000
Total Social Services	500,000	420,000		220,000	120,000			580,000	1,110,000		2,950,000
Total	500,000	420,000		220,000	120,000			580,000	1,110,000		2,950,000
Sources of Financing											
Recoveries	375,000	242,000		171,000	94,000			398,000	873,000		2,153,000
Reserves	125,000	178,000		49,000	26,000			182,000	237,000		797,000
Total Financing	500,000	420,000		220,000	120,000			580,000	1,110,000		2,950,000



COUNTY OF WELLINGTON
10 YEAR OPERATING BUDGET AND TAX RATE FORECAST
Children's Early Years Division

	Approved 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
REVENUE											
Grants & Subsidies	45,360,500	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100	43,971,100
Municipal Recoveries	3,462,400	4,604,000	4,878,700	5,151,700	5,385,600	5,550,600	5,771,600	5,989,700	6,202,600	6,445,800	6,700,300
Licenses, Permits and Rents	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300	16,300
User Fees & Charges	635,300	856,000	882,100	908,800	936,100	963,900	992,300	1,021,200	1,050,700	1,050,700	1,050,700
Internal Recoveries	881,500	1,234,700	1,260,800	1,287,500	1,314,800	1,342,600	1,371,000	1,399,900	1,429,400	1,429,400	1,429,400
Total Revenue	50,356,000	50,682,100	51,009,000	51,335,400	51,623,900	51,844,500	52,122,300	52,398,200	52,670,100	52,913,300	53,167,800
EXPENDITURES											
Salaries, Wages and Benefits	9,285,700	9,913,500	10,451,200	10,838,900	11,200,500	11,554,500	11,914,700	12,284,800	12,669,100	13,064,300	13,469,600
Supplies, Material & Equipment	597,300	576,700	566,900	584,900	603,200	622,000	641,000	660,700	680,900	700,500	720,500
Purchased Services	874,200	971,800	988,800	1,017,100	1,046,000	1,075,500	1,105,900	1,137,300	1,169,300	1,201,200	1,234,500
Social Assistance	39,530,900	38,744,200	38,672,200	38,600,700	38,536,000	38,478,500	38,420,000	38,361,700	38,301,600	38,269,000	38,235,900
Insurance & Financial	183,200	206,500	223,700	240,400	249,200	258,200	282,100	292,200	302,500	326,100	337,500
Minor Capital Expenses		41,500		63,000	92,000	39,700	40,500				
Internal Charges	1,956,900	2,569,600	2,642,400	2,739,900	2,823,200	2,858,900	2,914,100	3,053,700	3,103,100	3,120,100	3,170,400
Total Expenditures	52,428,200	53,023,800	53,545,200	54,084,900	54,550,100	54,887,300	55,318,300	55,790,400	56,226,500	56,681,200	57,168,400
Net Operating Cost / (Revenue)	2,072,200	2,341,700	2,536,200	2,749,500	2,926,200	3,042,800	3,196,000	3,392,200	3,556,400	3,767,900	4,000,600
yr/yr % change		13.0%	8.3%	8.4%	6.4%	4.0%	5.0%	6.1%	4.8%	5.9%	6.2%
DEBT AND TRANSFERS											
Total Debt and Transfers											
TAX LEVY REQUIREMENT	2,072,200	2,341,700	2,536,200	2,749,500	2,926,200	3,042,800	3,196,000	3,392,200	3,556,400	3,767,900	4,000,600
yr/yr % change		13.0%	8.3%	8.4%	6.4%	4.0%	5.0%	6.1%	4.8%	5.9%	6.2%



County of Wellington
10 Year Capital Budget
Children's Early Years Division

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Year Total
Social Services											
Children's Early Years Division											
133 Wyndham: Building Retrofits									110,000		110,000
Billing and Waitlist Software	50,000										50,000
Mount Forest: Air Conditioning							370,000				370,000
Mount Forest: Flooring						80,000					80,000
Mount Forest: Parking Lot								115,000			115,000
Total Children's Early Years Division	50,000					80,000	370,000	115,000	110,000		725,000
Total Social Services	50,000					80,000	370,000	115,000	110,000		725,000
Total	50,000					80,000	370,000	115,000	110,000		725,000
Sources of Financing											
Recoveries	38,000								74,500		112,500
Reserves	12,000					80,000	370,000	115,000	35,500		612,500
Total Financing	50,000					80,000	370,000	115,000	110,000		725,000