

# Town of Whitby

## Staff Report

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### Report Title: Reporting Requirement Per Ontario Regulation 284/09 – 2026 Budget

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**Report to:** Council

**Date of meeting:** November 27, 2025

**Report Number:** FS 48-25

**Department(s) Responsible:**

Financial Services Department

**Submitted by:**

Fuwing Wong, Commissioner, Financial Services/Treasurer x 4314

**Acknowledged by M. Gaskell,  
Chief Administrative Officer**

**For additional information, contact:**

Susyn Korbak, Senior Manager,  
Financial Accounting Services X 2801

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#### 1. Recommendation:

1. That Report FS 48-25 be received;
2. That the full accrual accounting amounts identified in Report FS 48-25, based on the November 7<sup>th</sup> Mayor's Proposed Budget, be approved and included as budget figures in the December 31, 2026 audited financial statements; and,
3. That the Treasurer be authorized to make the required amendments to the budget figures in the Town's audited financial statements for changes in the 2026 Budget as adopted by Council and for any technical adjustments.

#### 2. Highlights:

- The Town of Whitby is required, under the Public Sector Accounting Board rules, to prepare financial statements on the full accrual basis of accounting, which includes recording the costs of Tangible Capital Assets (TCA) and related amortization, post-employment retirement benefits, and solid waste landfill closure and post-closure expenses.

- Ontario Regulation 284/09 authorizes municipalities to continue to prepare their annual budgets on the fund accounting basis. However, the Regulation requires that a report be prepared, prior to Council's approval the budget, to advise Council of the anticipated full accrual accounting impact of the revenues and expenses proposed in the budget.
- The Mayor's 2026 Proposed Budget (published on November 7, 2025) adjusted for full accrual basis of accounting is estimated to result in a \$50.7 million increase in the Town's accumulated surplus.
- The full accrual figures in this report, based on the proposed budget, will be used as 2026 budget figures in the 2026 financial statements.
- Subject to Council approval of this report, the Treasurer will adjust the full accrual basis of accounting budget figures in the Town's 2026 financial statements to reflect any adjustments from the 2026 Proposed Budget to the Town of Whitby's 2026 Budget as adopted by Council (e.g. any approved Council amendments and further adjustments that follow) and for any required technical adjustments.

### 3. Background:

The Town prepares two main financial documents, an annual budget and annual financial statements.

Generally Accepted Accounting Principles for local governments is set by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. Public Sector Accounting Board regulations requires that municipalities prepare annual financial statements using the full accrual basis of accounting. Prior to 2009, municipal budgets and financial statements were prepared on the fund basis of accounting where revenues and expenditures are balanced, tangible capital asset expenditures are not capitalized, and amortization (previously referred to as depreciation) expense was not accounted for.

Starting in 2010, municipal financial statements were required to be prepared on the full accrual basis of accounting which is similar to the private sector. However, Ontario Regulation 284/09 allowed municipalities to continue to budget on the fund accounting basis. Continuing to budget on a fund accounting basis allows municipalities to communicate, in an easy-to-understand fashion, increases in expenditures and revenues and any necessary property tax increases related to municipal budgets (i.e. balanced budget). The Regulation requires the municipality to disclose the full accrual impact of the proposed budget prior to Council approval of the budget. The regulation specifically requires the following adjustments:

- costs of Tangible Capital Assets and related amortization
- post-employment retirement benefits, and
- solid waste landfill closure and post-closure expenses

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Like most municipalities in Ontario, the Town of Whitby continues to prepare budgets on a fund accounting basis and prepares an Ontario Regulation 284/09 report prior to Council's approval of the budget.

#### 4. Discussion:

The Public Sector Accounting Board has several requirements for financial reporting that all municipalities must comply with, from 2009 onward after the introduction of PSAB Section 3150 – Tangible Capital Assets.

In addition to other full accrual accounting calculations and disclosure, the PSAB financial reporting requirements for the 2009 and future reporting periods incorporate the capitalization of TCA and amortization expenses in the financials for municipalities. Tangible capital assets include land, buildings, vehicles, equipment and all road related infrastructure owned and assumed by the Town.

Given that the recording of TCA and related amortization are non-cash items, there is no financial impact from the exclusion of these items from the operating and capital budgets prepared on the fund accounting basis.

The Town of Whitby, like many municipalities, continues to prepare budgets on the traditional fund basis of accounting. That is, a budget based on the fund accounting is adopted annually where revenues and expenses must balance and any net revenue shortfalls (after identifying budget pressures, efficiencies, and other offsetting revenues) requires a property tax increase. The tax rate is set based on a Fund basis of accounting and therefore does not include the non-cash items described above.

As per Ontario Regulation 284/09, Ontario municipalities may continue to exclude TCA amortization, post-employment retirement benefits, and solid waste landfill closure and post-closure costs for budget purposes but must annually prepare a report to Council to inform on the impacts of these items before Council considers and approves the budget.

In accordance with the adjustments required under Ontario Regulation 284/09, the change in the estimated accumulated surplus of the Town of Whitby resulting from the exclusion of the remaining expenses from the budget is \$50.7 million as summarized below:

| <b>Estimated Impact 2026<br/>Accumulated Surplus</b>   | <b>2026<br/>Revenue<br/>(\$<br/>thousands)</b> | <b>2026<br/>Expenses<br/>(\$<br/>thousands)</b> | <b>2026<br/>Net<br/>Estimated<br/>Impact</b> |
|--|--|---|--|
| <b>2026 Proposed Budget (Fund Accounting)</b> - as published on November 7, 2025   | 196,669  | 196,669   | <b>0</b>                                     |
| <b>PSAB Additions to Budget</b>  |  |   |  |
| Tangible Capital Asset Amortization  |  | 34,023  |  |
| Post-Employment Benefits   |  | 1,613   |  |
| <b>PSAB Reductions to Budget (Full Accrual Accounting Adjustments)</b>   |  |   |  |
| Tangible Capital Asset Acquisitions  |  | (59,157)  |  |
| Debt Principal Payments  |  | (843)   |  |
| Transfers to Reserves  |  | (42,085)  |  |
| Transfer from Reserves   | (15,723)                                       |   |  |
| <b>Estimated Increase / (Decrease)<br/>Impact on ending 2026<br/>Accumulated Surplus (under Full<br/>Accrual Accounting)</b> | <b>180,946</b>                                 | <b>130,220</b>                                  | <b>50,726</b>                                |

There are no adjustments above related to the Town's obligation for closed landfill sites as these costs are included within the 2026 Proposed Budget.

## **5. Financial Considerations:**

There is no financial impact on the tax levy from the adjustments required to determine the impact of the fund accounting budget to the financial statements (prepared on a full accrual basis of accounting).

During growth periods when assets are assumed or when significant capital projects occur, an increase in accumulated surpluses can be expected. Increases in assets also

increases the annual levels of amortization and investments are required to maintain the Town's assets.

The full accrual figures noted in this report were calculated based on the 2026 Proposed Budget (published November 7, 2025) and, subject to amendments to the Proposed Budget as part of the budget adoption process by Council, will be used as the budget figures in the Town's 2026 financial statement reporting. As part of the budget process, Council may amend the (November 7<sup>th</sup>) Proposed Budget. It is recommended that the Treasurer be authorized to adjust the full accrual basis of accounting budget figures in the Town's 2026 financial statements to reflect any adjustments from the 2026 Proposed Budget to the Town of Whitby's 2026 Budget as adopted by Council and for any required technical adjustments.

**6. Communication and Public Engagement:**

N/A

**7. Input from Departments/Sources:**

N/A

**8. Strategic Priorities:**

N/A

**9. Attachments:**

N/A