



REPORT FIN-2026-019

TO: Mayor and Members of Council

PREPARED BY: Mary Hasan, Director of Finance/Treasurer

PRESENTED BY: Mary Hasan, Director of Finance/Treasurer

MEETING DATE: June 17, 2026

SUBJECT: 2025 Development Charges and Cash in Lieu of Parkland

RECOMMENDATIONS

THAT Report FIN-2026-019 entitled 2025 Development Charges and Cash in Lieu of Parkland be received.

Purpose

The purpose of this report is to provide Council with information on the Township's Development Charges (DCs), Cash in Lieu of Parkland (CILP) and related transactions as of December 31, 2025.

Background

In accordance with the *Development Charges Act (DCA)* and the *Planning Act*, the Treasurer is required to provide Council with an annual financial statement on DCs and CILP.

DCs

The following excerpts from subsection 12(2) of *Ontario Regulation 82/98* prescribe the information that must be included in the Treasurer's statement. The information is in addition to the opening and closing balance for the previous year and the transactions relating to that year as required by subsection 43(2) of the *DCA*.

- 1.) *A description of the service for which the fund was established. If the fund was established for a service category, the services in the category.*

- 2.) *For the credits in relation to the service or service category for which the fund was established,*
 - i. *The amount outstanding at the beginning of the previous year, given in the year, used in the year, and outstanding at the end of the year,*
 - ii. *The amount outstanding at the beginning of the previous year and outstanding at the end of the year, broken down by individual credit holder.*
- 3.) *The amount of any money borrowed from the fund by the municipality during the previous year and the purpose for which it was borrowed.*
- 4.) *The amount of interest accrued during the previous year on money borrowed from the fund by the municipality.*
- 5.) *The amount and source of any money used by the municipality to repay, in the previous year, money borrowed from the fund or interest on such money.*
- 6.) *A schedule that identifies credits recognized under section 17 and, for each credit recognized, sets out the value of the credit, the service against which the credit is applied and the source of funds used to finance the credit.*

Subsection 12(3) of *Ontario Regulation 82/98* also prescribes the following information to be included in the Treasurer's Statement under section 43 of the *DCA*:

- 1.) *For each project that is financed, in whole or in part, by development charges,*
 - i. *The amount of money from each reserve fund established under section 33 of the Act that was spent during the year,*
 - ii. *The amount and source of any other money that was spent on the project during the year,*
 - iii. *The amount of money from each reserve fund established under section 33 of the Act that was expected to be spent under an agreement entered into by the municipality but that has not been spent as of the end of the year,*
 - iv. *the amount of debt that has been accrued by the municipality in respect of the project as of the end of the year, and*
 - v. *the part of any development charge background study that contains the estimated capital costs of the project, except where the statement of the treasurer identifies the project in the same way as in every applicable background study.*
- 2.) *For each service for which a development charge is collected during the year,*
 - i. *whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and*
 - ii. *if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.*

- 3.) *For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.*

Section 59.1 (1) of the *DCA* specifically prohibits municipalities from imposing additional levies on developers or requiring construction of a service unless specifically authorized under the *DCA* or another *Act*. The importance that the Province places on this section is reinforced by (a) requiring that the Treasurer's report include a statement confirming that the municipality is in compliance with Section 59.1 (1) and (b) granting extensive investigative powers to the Ministry of Municipal Affairs and Housing (MMAH) to investigate whether a municipality is in compliance. The Treasurer confirms that the Township remains in compliance with section 59.1(1) of the *DCA*. The Township does not impose charges or require the construction of development-related services except where specifically authorized under the *DCA* or another *Act*.

Section 35(2) of the *DCA* requires municipalities, beginning in 2023 and in each calendar year thereafter, to spend or allocate at least 60 per cent of the monies that are in a reserve fund at the beginning of the year for water supply services, wastewater services, and services related to a highway. As the Township does not collect DCs for water or wastewater services, this requirement applied to the Township's Services Related to a Highway DC beginning in 2023.

Section 35(3) of the *DCA* establishes a similar requirement for services prescribed by regulation. Beginning in the first calendar year that commences after a service is prescribed, and in each calendar year thereafter, municipalities are required to spend or allocate at least 60 per cent of the monies in the applicable reserve fund at the beginning of the year. *Ontario Regulation 82/98* was amended in 2025, to prescribe additional DC eligible services for the purposes of subsection 35(3). As a result, the Township will be required to report on compliance with the 60 per cent spending or allocation requirement for all applicable DC services beginning with the 2026 DCs and CILP Annual Treasurer's Statement.

- Schedule A provides a summary of the DCs including the opening and closing balances as well as a summary of financial transactions that occurred during the year.
- Schedule B provides a list of current growth-related capital projects that have required funding from DCs.
- Schedule C summarizes credit holder transactions for 2025. No DC credits were issued, utilized, or outstanding during the reporting period. Township staff are not aware of any historical agreements that would give rise to DC credits under section 38 of the *DCA*. If a municipality agrees to allow a person to perform work that relates to a service to which a DC by-law relates, the municipality shall give the person a credit towards the DC in accordance with the agreement. The amount of the credit is the reasonable cost of

doing the work as agreed by the municipality and the person who is to be given the credit.

- Schedule D provides the estimated capital expenditures identified in the 2024 DC Background Study, as required by subsection 12(3) of *Ontario Regulation 82/98*. The Township currently expects to incur approximately \$24.9 million in growth-related capital expenditures, compared to the \$27.5 million identified in the 2024 DC Background Study. This variance reflects the ongoing refinement of project scopes, timing, cost estimates and implementation priorities through the annual budget process and master planning exercises. The DC Background Study provides flexibility to adjust capital forecasts as new information becomes available, ensuring that growth-related capital planning remains current and aligned with Council-approved budgets. The Township anticipates updating its DC Background Study in 2027 following the completion and Council approval of the master plans, as outlined in Report FIN-2025-020 presented at the June 18, 2025, Council meeting.
- Schedule E summarizes the Statement of DC Restricted Reserve Balance Allocations for Services Related to a Highway. Beginning with the 2026 reporting year, similar reserve fund allocation statements will be required for all prescribed DC services as a result of recent amendments to the *DCA*.
- Schedule F summarizes the Description of the Township-Wide Services (or Class of Services) for which each DC Restricted Reserve was Established in accordance with the Township's DC By-law No. 053-2024.

CILP

The following paragraphs of Section 7(1) of *Ontario Regulation 509/20* prescribes the information that must be provided to the public through annual financial statements as required under Section 42(17) of the *Planning Act*.

- 1.) *Statements of the opening and closing balances of the special account and of the transactions relating to the account.*
- 2.) *In respect of the special account referred to in subsection 42 (15) of the Act, statements identifying,*
 - i. *land and machinery acquired during the year with funds from the special account,*
 - ii. *buildings erected, improved or repaired during the year with funds from the special account,*
 - iii. *details of the amounts spent, and*

iv. for each asset mentioned in subparagraphs i and ii, the manner in which any capital cost not funded from the special account was or will be funded.

3.) *The amount of money borrowed from the special account and the purpose for which it was borrowed.*

4.) *The amount of interest accrued on any money borrowed from the special account.*

Section 42 (16.1) of the *Planning Act* outlines that beginning in 2023 and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in the special account at the beginning of the year.

- Schedule G provides a summary of the CILP restricted reserve including the opening and closing balances as well as a summary of financial transactions that occurred during the year.
- Schedule H summarizes the Statement of CILP Restricted Reserve Balance Allocations.

Financial Implications

DCs and CILP contributions fluctuate significantly from year to year based on the timing, type and scale of development activity within the Township as outlined in the table below:

Year	CILP	DCs	Comments
2025	\$94.5K	\$85K	The number of single detached dwellings amounted to 11 units in 2025. There were no non-residential DCs collected.
2024	\$292K	\$134K	The number of single detached dwellings amounted to 20 units in 2024. \$90K of CILP and \$17K of DCs were collected from one (1) non-residential development.
2023	\$1.1M	\$1.6M	The number of single detached dwellings amounted to 6 units in 2023. \$1M of CILP and \$1.6M of DCs were collected from two (2) non-residential developments.
2022	\$256K	\$190K	The number of single detached dwellings amounted to 31 units in 2022.
2021	\$304K	\$318K	The number of single detached dwellings amounted to 56 units in 2021.
2020	\$203K	\$754K	\$544K of DCs were collected from one (1) non-residential development that entered into a DC agreement with the Township in 2012.

Strategic Plan Alignment and Implications

Strategic Priority #4: Good Governance, Financial Stewardship, and Organizational Excellence
 This report directly supports Strategic Priority #4 by demonstrating transparent decision making, responsible financial management, and service excellence to maintain public trust and long-term municipal sustainability.

Objective 4.2: Maintain Financial Stewardship

This report advances Council's objective to maintain financial stewardship by ensuring Township DCs and CILP processes are compliant with applicable legislative requirements and ongoing legislative changes. The report demonstrates the Township's ongoing commitment to legislative compliance, financial accountability and transparent reporting.

Action 4.2(d): Continue to Provide Financial Stewardship Through Successful Audit, Balanced Budgets, and Oversight of Expenditures

This initiative aligns with Action 4.2(d) through the annual monitoring and reporting of the Township's DCs and CILP in compliance with the legislative parameters. The report supports sound financial planning and long-term sustainability by ensuring DCs and CILP are managed in a transparent, legislatively compliant, and fiscally responsible manner.

Applicable Legislation and Requirements

Development Charges Act, 1997

Ontario Regulation 82/98

Planning Act R.S.O 1990

Ontario Regulation 509/20

Engagement Opportunities

In accordance with Section 43 of the *DCA*, the Treasurer's Statement must be made available to the public by June 30 and provided to the MMAH by July 15 of the same year.

Upon Council's receipt of Report FIN-2026-019, the report and its related attachments will be posted on the Township's Financial Reporting webpage at puslinch.ca/government/financial-reporting/, and a copy of the Treasurer's Statement will be submitted to the MMAH in accordance with the new legislative requirements.

Attachments

Schedule A –Annual Treasurer's Statement of DCs as at December 31, 2025

Schedule B – Amounts Transferred to Capital, Operating or Other Funds for the 12 months ended December 31, 2025

Schedule C – Statement of Credit Holder Transactions for the 12 months ended December 31, 2025

Schedule D – Estimated Capital Expenditures as of December 31, 2025

Schedule E - Statement of DC Restricted Reserve Balance Allocations for Services Related to a Highway

Schedule F - Description of the Service (or Class of Service) for which each DC Restricted Reserve was Established

Schedule G - Annual Treasurer's Statement of CILP as at December 31, 2025

Schedule H - Statement of CILP Restricted Reserve Balance Allocations

Respectfully submitted:	Contributors:	Reviewed by:
Mary Hasan, Director of Finance/Treasurer	Justine Brotherston, Director of Corporate Services/Municipal Clerk Andrew Hartholt, Chief Building Official	Courtenay Hoytfox, Chief Administrative Officer

Annual Treasurer's Statement of DCs
As at December 31, 2025

Schedule A

	Fire Protection Services	Services Related to a Highway	Parks and Recreation Services	Provincial Offences Act including By-Law Enforcement	Growth-Related Studies	Total
Opening Balance- January 1, 2025	\$ 1,327,167	\$ 1,283,801	\$ (135,167)	\$ 31	\$ 83,435	\$ 2,559,270
<u>Plus:</u>						
DC Collections	\$ 17,120	\$ 28,590	\$ 30,590	\$ 60	\$ 8,750	\$ 85,110
Accrued Interest	\$ 60,733	\$ 56,261	\$ (6,509)	\$ 3	\$ 2,192	\$ 112,680
Transfer from Capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Repayment of Monies Borrowed from Fund and Associated Interest ¹	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 77,853	\$ 84,851	\$ 24,081	\$ 63	\$ 10,942	\$ 197,790
<u>Less:</u>						
Amount Transferred to Capital Funds ²	\$ 51,757	\$ 169,374	\$ 41,015	\$ -	\$ 81,066	\$ 343,212
Amount Transferred to Operating Funds ²	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amounts Refunded	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amounts Loaned to Other DC Service Category for Interim Financing Credits ³	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sub-Total	\$ 51,757	\$ 169,374	\$ 41,015	\$ -	\$ 81,066	\$ 343,212
Closing Balance - December 31, 2025	\$ 1,353,263	\$ 1,199,278	\$ (152,100)	\$ 94	\$ 13,310	\$ 2,413,849
Less: Commitments Outstanding Against the DC Restricted Reserve	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Adjusted Closing Balance - December 31, 2025	\$ 1,353,263	\$ 1,199,278	\$ (152,100)	\$ 94	\$ 13,310	\$ 2,413,849

¹ Source of funds used to repay the DC Restricted Reserve

² See Schedule B for details

³ See Schedule C for details

Amounts Transferred to Capital, Operating or Other Funds
For the 12 Months Ended December 31, 2025

Schedule B

Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Project No. in 2024 DC Background Study	Capital Fund Transactions	Gross Capital Cost	DC Recoverable Cost Share					Non-DC Recoverable Cost Share				
			DC Forecast Period			Post DC Forecast Period		Other Discretionary Reserves/Restrict ed Reserves Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
			DC Restricted Reserve Draw	DC Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions					
<u>Fire Protection Services</u>												
1	Diesel Exhaust System	\$69,010	\$51,757	\$0	\$0	\$0	\$0	\$0	\$17,252	\$0	\$0	\$0
	<i>Subtotal Fire Protection Services</i>	<i>\$69,010</i>	<i>\$51,757</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$17,252</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<u>Services Related to a Highway</u>												
16	Concession 1/Leslie Road West - Concession 7 to Highway 6	\$385,593	\$13,213	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$372,380
29	Gore Road - Concession 7 to Lennon Road	\$150,897	\$20,522	\$0	\$0	\$0	\$0	\$130,375	\$0	\$0	\$0	\$0
10	Gore Road - Valens Road to Concession 7	\$240,183	\$32,665	\$0	\$0	\$0	\$0	\$207,518	\$0	\$0	\$0	\$0
12	Leslie Road West - Victoria Road South to Watson Road South	\$347,805	\$47,302	\$0	\$0	\$0	\$0	0	\$0	\$0	\$0	\$300,504
18	Nicholas Beaver Road - Winer Road to Brock Road South	\$7,653	\$1,041	\$0	\$0	\$0	\$0	\$6,612	\$0	\$0	\$0	\$0
17	Puslinch-Flamborough Townline - Leslie Road West to Township Limits	\$82,187	\$11,177	\$0	\$0	\$0	\$0	\$71,010	\$0	\$0	\$0	\$0
48	Radar Speed Signs (2) - Council Direction	\$11,037	\$5,519	\$0	\$0	\$0	\$0	\$0	\$5,519	\$0	\$0	\$0
5	Winer Road - McLean Road to Nicholas Beaver Road	\$278,945	\$37,936	\$0	\$0	\$0	\$0	\$241,008	\$0	\$0	\$0	\$0
	<i>Subtotal Services Related to a Highway</i>	<i>\$1,504,300</i>	<i>\$169,374</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$656,523</i>	<i>\$5,519</i>	<i>\$0</i>	<i>\$0</i>	<i>\$672,884</i>
<u>Parks and Recreation Services</u>												
Parking Lot & Associated Enhancements (curbing, entrance, and additional lighting) at the front of the												
3	Puslinch Community Centre	\$2,445	\$1,015	\$0	\$0	\$0	\$0	\$1,014	\$0	\$0	\$0	\$416
2	Small Maintenance Tractor	\$40,000	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<i>Subtotal Parks and Recreation Services</i>	<i>\$42,445</i>	<i>\$41,015</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$1,014</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$416</i>
<u>Provincial Offences Act including By-Law Enforcement</u>												
N/A	None	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	<i>Subtotal Provincial Offences Act including By-Law Enforcement</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<u>Growth-Related Studies</u>												
12	Development Standards Guidelines	\$29,219	\$26,297	\$0	\$0	\$0	\$0	\$2,922	\$0	\$0	\$0	\$0
4	Regionally Significant Economic Development Study Area Phase 1 (Employment)	\$32,528	\$21,143	\$0	\$0	\$0	\$0	\$11,385	\$0	\$0	\$0	\$0
19	Fire Master Plan	\$50,151	\$30,091	\$0	\$0	\$0	\$0	\$20,061	\$0	\$0	\$0	\$0
6	Asset Management (AM) Plan and Policy Updates including the Implementation of the AM System	\$37,451	\$3,535	\$0	\$0	\$0	\$0	\$33,916	\$0	\$0	\$0	\$0
	<i>Subtotal Growth-Related Studies</i>	<i>\$149,349</i>	<i>\$81,066</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$68,283</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
	Total	\$1,765,103	\$343,212	\$0	\$0	\$0	\$0	\$725,820	\$22,771	\$0	\$0	\$673,300

Statement of Credit Holder Transactions
For the 12 Months Ended December 31, 2025

Schedule C

Credit Holder	Applicable DC Restricted Reserve	Credit Balance Outstanding Beginning of Year January 1, 2025	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year December 31, 2025
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N/A - the Township has not issued any DC Credits during the period or in previous periods.
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Estimated Capital Expenditures as of December 31, 2025

Schedule D

Service:	Estimated Capital Expenditures - 2024 DC Background Study	Estimated Capital Expenditures - December 31, 2025	Comments
Fire Protection Services	\$5,387,500	\$3,164,151	The growth related capital costs anticipated to expand fire protection services include provisions for additional facility space and vehicles which will be allocated over the ten year forecast upon approval of the Master Fire Plan.
Services Related to a Highway	\$19,429,052	\$20,045,896	
Parks and Recreation Services	\$1,580,800	\$494,663	The growth related capital costs anticipated to expand parks and recreation services include provisions for additional facility space and provisions for developing new parks related to subdivisions which will be allocated over the ten year forecast upon approval of the Recreation and Parks Master Plan.
Provincial Offences Act including By-Law Enforcement	\$3,300	\$0	There were no specific growth related projects anticipated for 2025.
Growth-Related Studies	\$1,138,001	\$1,197,969	
Total	\$ 27,538,653	\$ 24,902,678	

Statement of DC Restricted Reserve Balance Allocations for Services Related to a Highway

Schedule E

Service:	Services Related to a Highway	Comments
Balance in Restricted Reserve at Beginning of Year: January 1, 2025	\$ 1,283,801	
60% of Balance to be Allocated or Spent (at a minimum):	\$ 770,281	The Township has allocated/budgeted \$2.7M (see table below) which is greater than the 60% minimum balance allocation requirement.

Projects to Which Funds Have Been Allocated

Project Description	Allocated/Budgeted	Actual Services Related to a Highway DCs Spent in 2025
2025 Completed Projects	\$ 232,587	\$ 169,374
Other Allocated/Budgeted Projects in the Capital Budget and Forecast	\$ 2,471,262	\$ -
Total	\$ 2,703,849	\$ 169,374

Description of the Township-Wide Services/Class of Services for which each
DC Restricted Reserve was Established

Township-Wide Services/Class of Services	Description
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear.
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, public works related facilities, vehicles, and equipment, and other related road infrastructure.
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment.
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment.
Growth-Related Studies	The fund is used for growth-related studies, including development charge studies.

Annual Treasurer's Statement of CILP
As at December 31, 2025

Schedule G

Opening Balance- January 1, 2025

\$ 1,343,381

Plus:

CILP Collections

\$ 94,500

Accrued Interest

\$ 57,026

Sub-Total

\$ 151,526

Less: CILP Funds Utilized

Badenoch Storage Shed Replacement

	CILP	Discretionary Reserve Funding	DCs	Other Third Party Funding	Gross Capital Cost
Badenoch Storage Shed Replacement	\$ 3,045	\$ -	\$ -	\$ 950	\$3,995
Boreham Park New Chainlink Fence	\$ 13,865	\$ -	\$ -	\$ -	\$13,865
Boreham Park Safety Study	\$ 11,480	\$ -	\$ -	\$ -	\$11,480
Electronic Sign Replacement	\$ 2,795	\$ -	\$ -	\$ 10,689	\$13,483
Emergency Generator	\$ 49,075	\$ -	\$ -	\$ 50,000	\$99,075
Killean School Bell Cairn	\$ 16,507	\$ -	\$ -	\$ 239	\$16,745
Parking Lot & Associated Enhancements (curbing, entrance, and additional lighting) at the front of the Puslinch Community Centre	\$ 1,014	\$ -	\$ 1,015	\$ 416	\$2,444
	<u>\$ 13,481</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$13,481</u>
Puslinch Community Centre Senior Soccer Field Chain Link Fence Backstop					\$13,481
Replacement of UV Pure Water Treatment System	\$ 5,636	\$ -	\$ -	\$ -	\$5,636
Rinkboard Replacement (Interior and Exterior)	\$ 203,871	\$ -	\$ -	\$ -	\$203,871
Roof Inspection	\$ 695	\$ -	\$ -	\$ -	\$695
Sub-Total	<u>\$ 321,463</u>	<u>\$ -</u>	<u>\$ 1,015</u>	<u>\$ 62,293</u>	<u>\$ 384,770</u>

Closing Balance - December 31, 2025

\$ 1,173,444

Statement of CILP Restricted Reserve Balance Allocations

Schedule H

	CILP	Comments
Balance in Restricted Reserve at Beginning of Year: January 1, 2025	\$ 1,343,381	
60% of Balance to be Allocated or Spent (at a minimum):	\$ 806,029	The Township has allocated/budgeted \$1.9M (see table below) which is greater than the 60% minimum balance allocation requirement.

Projects to Which Funds Have Been Allocated

Project Description	Allocated/Budgeted	Actual CILP Spent in 2025
2025 Completed Projects	\$ 446,291	\$ 321,463
Other Allocated/Budgeted Projects in the Capital Budget and Forecast	\$ 1,479,142	\$ -
Total	\$ 1,925,433	\$ 321,463