



**TOWN OF LOCKPORT
FINANCE MEETING
FRIDAY JULY 31, 2026 AT 10:00 A.M.
AGENDA**

1. Call to order
2. Silence Electronic Devices
3. Approval of Agenda, including additions or deletions
4. Presentation of Annual Audit – to follow
 - a. MFR Audit (Page 1-6)
5. Staff Update and recommendations regarding property disposal (Page 7-12)
6. Taxation Review – to follow
7. Update on education tax (Page 13)
8. Adjournment

11

LOCKEPORT & AREA MEDICAL FIRST RESPONDERS
Compiled Financial Information
Year Ended December 31, 2025



Belliveau Veinotte Inc.
CHARTERED PROFESSIONAL ACCOUNTANTS

Member of The AC Group of Independent Accounting Firms

PO Box 989
167 Water Street
Shelburne NS B0T 1W0
Canada

Tel: 902-875-1051
Fax: 902-875-1052
shelburne@bvca.ca
www.bvca.ca

COMPILATION ENGAGEMENT REPORT

To the Members of Lockeport & Area Medical First Responders

On the basis of information provided by management, we have compiled the statement of financial position of Lockeport & Area Medical First Responders as at December 31, 2025, the statements of revenues and expenditures and changes in net assets for the year then ended and Note 1, which describes the basis of accounting applied in the preparation of the compiled financial information ("financial information").

Management is responsible for the accompanying financial information, including the accuracy and completeness of the underlying information used to compile it and the selection of the basis of accounting.

We performed this engagement in accordance with Canadian Standard on Related Services (CSRS) 4200, *Compilation Engagements*, which requires us to comply with relevant ethical requirements. Our responsibility is to assist management in the preparation of the financial information.

We did not perform an audit engagement or a review engagement, nor were we required to perform procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an audit opinion or a review conclusion, or provide any form of assurance on the financial information.

Readers are cautioned that the financial information may not be appropriate for their purposes.

Shelburne, Nova Scotia
May 29, 2026

CHARTERED PROFESSIONAL ACCOUNTANTS

(3)

LOCKEPORT & AREA MEDICAL FIRST RESPONDERS
Statement of Financial Position
December 31, 2025

ASSETS

Current

Cash

\$ 59,066

Term deposits

50,000

\$ 109,066

LIABILITIES

Current

Accounts payable and accrued liabilities

\$ 850

NET ASSETS

Unrestricted

108,216

\$ 109,066

ON BEHALF OF THE BOARD

Director

See accompanying notes to compiled financial information

(41)

LOCKEPORT & AREA MEDICAL FIRST RESPONDERS
Statement of Revenues and Expenditures
Year Ended December 31, 2025

REVENUE

Donations	\$	7,842
Interest income		3,313
		11,155

EXPENDITURES

Accounting fees	850
Interest and bank charges	114
Office	198
Repairs and maintenance	6,138
Supplies	483
	7,783

EXCESS OF REVENUE OVER EXPENDITURES FOR THE YEAR	\$	3,372
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(5)

LOCKEPORT & AREA MEDICAL FIRST RESPONDERS
Statement of Changes in Net Assets
Year Ended December 31, 2025

		<u>2025</u>
NET ASSETS - BEGINNING OF YEAR	\$	104,844
<u>Excess of revenue over expenditures for the year</u>		<u>3,372</u>
NET ASSETS - END OF YEAR	\$	<u>108,216</u>

(6)

LOCKEPORT & AREA MEDICAL FIRST RESPONDERS

Notes to Compiled Financial Information

Year Ended December 31, 2025

1. BASIS OF ACCOUNTING

The basis of accounting applied in the preparation of the statement of financial position of Lockeport & Area Medical First Responders as at December 31, 2025, the statements of revenues and expenditures and changes in net assets for the year then ended is on the historical cost basis and reflects cash transactions with the addition of:

- term deposits recorded at cost
 - accounts payable and accrued liabilities
-

Town of Lockeport

Staff Report

To: Mayor and Council

From: Administration

Date: July 29, 2026

Subject: Staff Update and Recommendations Regarding Property Disposal

Purpose

The purpose of this report is to provide Council with an update regarding potential property disposal opportunities and to present staff recommendations for consideration. This report also includes an update respecting the impact of education tax requirements as they relate to municipally owned properties.

Background

As part of the Town's ongoing asset management and financial sustainability efforts, Administration has reviewed a number of municipally owned properties to determine whether they continue to serve an operational or strategic purpose. Where appropriate, staff have identified properties that may be suitable for disposal, subject to Council direction and compliance with the requirements of the *Municipal Government Act* and applicable Town policies.

In addition, Administration has reviewed the current education tax implications associated with municipally owned properties. This information is provided to assist Council in understanding the financial considerations related to retaining or disposing of these assets.

Attached Documents

The following documents are attached for Council's review:

1. **Staff Recommendations Regarding Possible Property Disposal**
2. **Education Tax Update**

Recommendation

It is recommended that Council receive this report for information, review the attached recommendations, and provide direction to Administration regarding any properties that Council wishes to proceed with for disposal.

Assets that the Town of Lockeport could dispose of or Reconfigure

Town Hall:

Relocate the Blood Clinic to the old preschool room – This room would be perfect for this. It has its own side entrance for easy access or for mobility issues the main entrance to the Recreation centre can be used. There is also a wheelchair accessible washroom in the Recreation Centre.

Sell the Medical Centre.

Reconfigure the upstairs recreation office and relocate the library to that location. There is an elevator for mobility issues and a wheelchair accessible washroom so this would be a perfect location.

Sell the Library.

Finish cleaning out the Museum and Marine Annex to relocate the remaining artifacts to the space that is being dedicated to Museum at Crescent Beach Centre.

Sell Museum and Marine Annex, buildings to be moved. I would not sell the land because we would have no control over what someone may put there and it is very prominent when coming to Town.

Sell the property at 21 North Street. There is no reason to hang on to it.

Sell the property at 3339 # 3 Highway, Lydgate – 33,367 sq. ft – Empty Land

Sell the land on the Brighton Rd next to the Railroad Tracks – 17,222 Sq. Ft

Sell Lot 3, Crest St. 13,707 Sq Ft.

9

SNS's Internet Service x MapView - Property Online x +

pol.novascotia.ca/POL/Map/Index?pid=80077720

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PROPERTY Online

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Map Actions

- Property Select:** click
- Pan:** drag
- Zoom In/Out:** click Zoom widget, roll mouse wheel or double click
- Zoom Box:** "Shift" key + drag
- Clear Selection**
- Center Selection**

Map Layers

- ☐ **LR Parcel Shading**

Map showing property parcels with various IDs. Parcel 80077720 is highlighted in yellow. Streets shown include Spruce St and North St.

21 North St.

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- Center Selection

Map Layers

- ☐ LR Parcel Shading

3339#3 Hwy, Lydgate

111

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- Center Selection

Map Layers

- ☐ LR Parcel Shading

Brighton Rd.
Next to RR tracks

(12)

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- Clear Selection**
- Center Selection**

Map Layers

- ☐ **LR Parcel Shading**

Map showing property parcels with various IDs. A yellow parcel is highlighted. Streets shown are Crest St and South Water St.

Lot 3 - Crest Street



Tri-County
Regional Centre for Education

(13)
Tiffany Joudrey, CPA, CA
Director of Finance
Phone: (902) 527-7893
Fax: (902) 541-3060
Email: tjoudrey@ssrce.ca

June 12, 2026

June Harding
Town Clerk/Treasurer
Town of Lockeport
PO Box 189
Lockeport, NS B0T 1L0

Dear June Harding:

RE: 2026-2027 MUNICIPAL EDUCATION TAX RATE

The Minister of Education has recently advised the Tri-County Regional Centre for Education of the mandatory Municipal Education Tax Rate for 2026-2027. The Education Tax Rate for 2026-2027 is \$0.3048 per \$100 of uniform assessment. Your contribution is based on a uniform assessment of \$47,327,575 is \$144,254.45.

Effective April 1, 2026 your monthly contribution for the 2026-2027 fiscal year is \$12,021.20. Please update your monthly funding cheque amount and remit by the 1st of each month.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Tiffany Joudrey, CPA, CA
Director of Finance

/kt

c: Genna LeBlanc, Coordinator of Finance
Karen Longmire, Accounting Clerk

Budgeted 173,379.00
Actual Cost - 144,254.45
Savings 29,124.55

Main Office Reception: 69 Wentzell Drive, Bridgewater, NS B4V 0A2 Tel: 902-543-2468 Fax: 902-541-3060

Yarmouth Office: 79 Water Street, Yarmouth, Nova Scotia, B5A 1L4
(P) 902-749-5696; 1-800-915-0113; (F) 902-749-5697
tcrce@tcrce.ca; www.tcrce.ca