



Consolidated Financial Statements of

**The City of Spruce Grove**

For the Year Ended December 31, 2023

## CONTENTS

Independent Auditors' Report.....	
Management's Report.....	
Consolidated Statement of Financial Position.....	1
Consolidated Statement of Operations and Accumulated Surplus.....	2
Consolidated Statement of Changes in Net Debt.....	3
Consolidated Statement of Remeasurement Gains and Losses.....	4
Consolidated Statement of Cash Flows.....	5
Notes to the Consolidated Financial Statements.....	6
Schedules:	
Schedule 1 - Property Taxes.....	35
Schedule 2 - Government Transfers.....	36
Schedule 3 - Expenses by Department.....	37

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## INDEPENDENT AUDITORS' REPORT

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To the Mayor and Council of the City of Spruce Grove

### *Opinion*

We have audited the accompanying consolidated financial statements of the City of Spruce Grove (the "City"), which comprise the consolidated statement of financial position as at December 31, 2023, and the consolidated statements of operations and accumulated surplus, remeasurement gains and losses, changes in net debt, and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2023, and the results of its operations, remeasurement gains and losses, changes in net debt, and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

### *Basis for Opinion*

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### *Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

### *Auditors' Responsibilities for the Audit of the Consolidated Financial Statements*

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect

(continues)



a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities with the City or business activities within the group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**METRIX GROUP LLP**

Chartered Professional Accountants

Edmonton, Alberta  
April 22, 2024

## MANAGEMENT'S REPORT

The consolidated financial statements of the City of Spruce Grove (the "City") are the responsibility of management and have been prepared in accordance with Canadian Public Sector Accounting Standards. The consolidated financial statements include amounts that are based on the best estimates and judgements of management. Management has determined such amounts on a reasonable basis to ensure that the consolidated financial statements are presented fairly, in all material aspects.

Management maintains systems of accounting and administrative controls to provide reasonable assurance that the transactions are appropriately authorized, accurately recorded, that assets are properly accounted for and safeguarded and that the consolidated financial statements reliably report the City's operating and financial results.

City Council has approved the information contained in the consolidated financial statements.

Metrix Group LLP has been appointed by City Council to provide an independent audit opinion on the consolidated financial statements.



Anthony Lemphers, CPA, CGA, BBA  
Director, Finance



Dean Screpnik, CPA, CMA, CLGM  
City Manager

April 22, 2024  
Spruce Grove, AB

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**CITY OF SPRUCE GROVE**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

December 31, 2023  
(in thousands of dollars)

	2023	2022 <i>Restated</i> (Note 1)
<b>Financial Assets</b>		
Cash and Cash Equivalents (Note 2)	\$ 14,761	\$ 8,408
Accounts Receivable (Note 3)	16,049	17,574
Investments (Note 4)	29,996	60,203
Land Held for Resale (Note 5)	2,196	868
	<b>63,002</b>	<b>87,053</b>
<b>Liabilities</b>		
Accounts Payable and Accrued Liabilities (Note 6)	28,626	19,777
Deferred Revenue (Note 7)	12,720	33,815
Liability for Contaminated Sites (Note 8)	971	1,181
Asset Retirement Obligations (Note 9)	531	506
Long-Term Debt (Note 11)	39,257	38,111
	<b>82,105</b>	<b>93,390</b>
<b>Net Debt</b>	<b>(19,103)</b>	<b>(6,337)</b>
<b>Non-Financial Assets</b>		
Inventory and Prepaid Expenses	1,490	1,345
Tangible Capital Assets (Note 13)	634,127	570,539
	<b>635,617</b>	<b>571,884</b>
<b>Accumulated Surplus (Note 14)</b>	<b>\$ 616,514</b>	<b>\$ 565,547</b>
<b>Accumulated Surplus consists of:</b>		
Accumulated surplus from operations	\$ 619,128	\$ 565,547
Accumulated remeasurement losses	(2,614)	-
	<b>\$ 616,514</b>	<b>\$ 565,547</b>

The accompanying notes are an integral part of these consolidated financial statements.

ON BEHALF OF THE COUNCIL

  
\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
COUNCILLOR

**CITY OF SPRUCE GROVE**  
**CONSOLIDATED STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS**

For the Year Ended December 31, 2023

(in thousands of dollars)

	2023 Budget (Note 30)	2023 Actual	2022 Actual Restated (Note 1)
<b>Revenue</b>			
Property Taxes (Schedule 1)	\$ 49,230	\$ 49,247	\$ 45,235
Sales and User Fees	30,052	30,825	28,562
Franchise Fees (Note 28)	8,045	7,738	7,444
Government Transfers - Operating (Schedule 2)	5,058	4,663	4,009
Licenses and Permits	1,845	3,038	2,321
Sales to Other Governments	2,721	2,779	2,718
Rentals	2,584	2,685	2,306
Other	783	2,259	841
Fines	2,501	2,030	2,938
Investment Income	668	1,232	618
Penalties	795	816	795
	<u>104,282</u>	<u>107,312</u>	<u>97,787</u>
<b>Expenses</b>			
Transportation and Roadway Services	36,164	30,888	29,747
Utilities	22,804	23,861	22,610
Protective Services	22,628	21,840	20,828
General Government	17,932	16,474	16,159
Community Services	14,824	16,165	13,630
Development Services	4,314	4,188	3,728
	<u>118,666</u>	<u>113,416</u>	<u>106,702</u>
<b>Annual Deficit before the Undernoted</b>	<u>(14,384)</u>	<u>(6,104)</u>	<u>(8,915)</u>
Government Transfers - Capital (Schedule 2)	29,790	31,635	12,585
Contributed Tangible Capital Assets (Note 13)	18,375	27,461	6,060
Gain (Loss) on Disposal of Tangible Capital Assets	516	409	(162)
Developer Contribution and Levies	1,961	180	5,030
	<u>50,642</u>	<u>59,685</u>	<u>23,513</u>
<b>Annual Surplus (Deficit)</b>	<u>36,258</u>	<u>53,581</u>	<u>14,598</u>
<b>Accumulated Surplus, Opening As Previously Stated</b>	-	565,999	551,373
Change in accounting policies (Note 1)	-	(452)	(424)
<b>Accumulated Surplus, Opening As Restated</b>	-	565,547	550,949
<b>Accumulated Surplus, Closing</b>	<u>\$ -</u>	<u>\$ 619,128</u>	<u>\$ 565,547</u>

The accompanying notes are an integral part of these consolidated financial statements.

**CITY OF SPRUCE GROVE**  
**CONSOLIDATED STATEMENT OF CHANGES IN NET DEBT**

For the Year Ended December 31, 2023

(in thousands of dollars)

	2023 Budget (Note 30)	2023 Actual	2022 Actual Restated (Note 1)
<b>Annual Surplus</b>	\$ 36,258	\$ 53,581	\$ 14,598
<b>Inventory and Prepaid Expenses</b>			
Acquisition	-	(1,490)	(1,345)
Consumption	-	1,345	1,229
<b>Change in Inventory and Prepaid Expenses</b>	-	(145)	(116)
<b>Tangible Capital Assets</b>			
Contributed	(18,375)	(27,461)	(6,060)
Purchased	(81,155)	(56,533)	(21,279)
Proceeds on Disposal	-	561	143
(Gain) Loss on Disposal	(516)	(409)	162
Tangible Capital Assets transferred to Land Held for Sale	-	915	-
Amortization	20,194	19,339	17,805
	(79,852)	(63,588)	(9,229)
<b>Other</b>			
Change in Accumulated Remeasurement Loss	-	(2,614)	-
<b>Change in Net Debt</b>	(43,594)	(12,766)	5,253
Net Debt, Opening	(6,337)	(6,337)	(11,590)
<b>Net Debt, Closing</b>	\$ (49,931)	\$ (19,103)	\$ (6,337)

The accompanying notes are an integral part of these consolidated financial statements.



**CITY OF SPRUCE GROVE**  
**CONSOLIDATED STATEMENT OF REMEASUREMENT GAINS AND LOSSES**

For the Year Ended December 31, 2023

(in thousands of dollars)

	<b>2023 Actual</b>
<b>Accumulated remeasurement losses, beginning of year</b>	<b>\$ -</b>
Unrealized gain (loss) from adoption of PS 3450:	
Investments designated at fair value	(1,075)
Financial contracts	353
Amounts reclassified to consolidated statement of operations:	
Investments designated at fair value	4
Unrealized gain (loss) attributable to:	
Investments designated at fair value	718
Financial contracts	(2,614)
<b>Net change for the year</b>	<b>(2,614)</b>
<b>Accumulated remeasurement losses, end of year</b>	<b>\$ (2,614)</b>

The accompanying notes are an integral part of these consolidated financial statements.

**CITY OF SPRUCE GROVE**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**

For the Year Ended December 31, 2023

(in thousands of dollars)

	2023	2022
<b>Cash Provided by (Used For):</b>		
<b>Operating Activities</b>		
Annual Surplus	\$ 53,581	\$ 14,598
<b>Items not involving cash:</b>		
Amortization of Tangible Capital Assets	19,339	17,805
Loss (Gain) on Disposal of Tangible Capital Assets	(409)	162
Contributed Tangible Capital Assets	(27,461)	(6,060)
Asset Retirement Obligation Accretion	25	25
<b>Change in non-cash working capital balances:</b>		
Decrease/(Increase) in Accounts Receivable	2,861	(833)
Increase in Accounts Payable and Accrued Liabilities	5,253	565
(Decrease)/Increase in Deferred Revenue	(21,095)	2,750
Decrease in Liability for Contaminated Sites	(210)	(27)
Increase in Inventory and Prepaid Expenses	(145)	(116)
Decrease/(Increase) in Land Held for Sale	(1,328)	878
	30,411	29,747
<b>Capital Activities</b>		
Acquisition of Tangible Capital Assets	(56,533)	(21,279)
Proceeds on Disposal of Tangible Capital Assets	561	143
Transfer of Land Held of Sale	915	-
	(55,057)	(21,136)
<b>Investing Activities</b>		
Purchased Investments	(4,002)	(35,385)
Proceeds on Disposal of Investments	33,855	14,526
	29,853	(20,859)
<b>Financing Activities</b>		
Long-term Debt Issued	4,600	2,400
Long-term Debt Repaid	(3,454)	(2,924)
	1,146	(524)
<b>Increase (Decrease) in Cash and Cash Equivalents</b>		
Cash and Cash Equivalents, Opening	8,408	21,180
	14,761	8,408
<b>Cash and Cash Equivalents, Closing (Note 2)</b>	<b>\$ 14,761</b>	<b>\$ 8,408</b>

The accompanying notes are an integral part of these consolidated financial statements.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

The City of Spruce Grove (the City) is a municipality in the Province of Alberta, Canada and operates under the provisions of the *Municipal Government Act*.

**1. Significant Accounting Policies**

The consolidated financial statements of the City of Spruce Grove are the representations of management prepared in accordance with Canadian Public Sector Accounting Standards. Significant accounting policies adopted by the City are as follows:

**a. Reporting Entity**

The consolidated financial statements reflect the assets, liabilities, revenues, expenses, and accumulated surplus of the reporting entity. The reporting entity is comprised of all organizations which are owned or controlled by the City, and are, therefore, accountable for the administration of their financial affairs and resources.

The reporting entity includes all divisions and departments that comprise City operations, the City of Spruce Grove Library Board and the TransAlta Tri Leisure Centre. Inter-organizational transactions and balances between these entities have been eliminated.

The City is associated with various other boards, commissions and other organizations that are not part of the government reporting entity.

Property taxes levied include requisitions for education and seniors housing organizations that are not part of the government reporting entity. The consolidated financial statements exclude any trusts under administration for the benefit of external parties.

**b. Valuation of Financial Assets and Liabilities**

The City's financial assets and liabilities are generally measured as follows:

<b>Financial Statement Component</b>	<b>Measurement</b>
Cash and cash equivalents	Cost
Investments	Fair value and amortized cost
Accounts receivable	Lower of cost and net recoverable value
Inventories of supplies	Lower of cost and replacement cost
Accounts payable and accrued liabilities	Cost
Asset retirement obligations	Cost or present value
Long-term debt	Amortized Cost
Derivatives	Fair value

Unrealized gains and losses from changes in the fair value of financial assets and liabilities are recognized in the consolidated statement of remeasurement gains and losses.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**b. Valuation of Financial Assets and Liabilities (continued)**

All financial assets are assessed annually for impairment. Impairment losses are recognized in the consolidated statement of operations. A write-down of a financial asset to reflect a loss that is other than temporary in value is not reversed for a subsequent increase in value.

For financial assets and liabilities measured using amortized cost, the effective interest rate method is used to determine interest revenue or expense. Transaction costs are expensed as they are incurred.

**i. Cash and Cash Equivalents**

Cash and cash equivalents consist of cash on hand and cash equivalents that are highly liquid. Cash and cash equivalents are held for the purpose of meeting short-term cash commitments rather than for investment purposes.

**ii. Investments**

Investments consist of authorized investments pursuant to provisions of the Municipal Government Act and comprise financial instruments issued by the Canadian government and Schedule I, II, and III banks as well as asset backed securities. All investments are in accordance with the Investment Policy approved by Council.

Investments with original maturity dates of more than 90 days are classified as investments on the consolidated statement of financial position.

Investment income is reported as revenue in the period earned. When required by agreement or legislation, investment income earned on deferred revenue is added to the deferred revenue balance. Discounts and premiums arising on the purchase of investments are amortized over the term of the investment. Should there be a loss in value that is not considered temporary, the respective investment is written down to recognize the loss.

**iii. Land Held for Resale**

Land held for resale is recorded at the lower of cost or net realizable value. Cost includes amounts for acquisition, land improvements, sales commission and interest. Interest is capitalized whenever external debt is issued to finance the acquisition of land held for resale. Repayments of interest from third parties reduces the amount of capitalized interest.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**b. Valuation of Financial Assets and Liabilities (continued)**

**iv. Derivatives**

The City uses derivative financial instruments consisting of bank interest rate swap agreements to manage its interest rate exposure. The City specifically designates these agreements as hedges of debt instruments and recognizes interest differentials as adjustments to interest expense in the period the differentials occur. Under interest rate swap agreements, the City agrees with other parties to exchange, at specific intervals, the difference between fixed-rate and variable-rate interest amounts calculated by reference to an agreed-upon notional principal amount.

The fair value of the interest rate swap agreements is estimated using quotes from counterparties and represents the cash requirement if the existing agreements had been settled at year end.

**c. Non-Financial Assets**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They are not intended for sale in the ordinary course of operations.

**i. Tangible Capital Assets**

Tangible capital assets are recorded at cost which includes amounts that are directly attributable to acquisition, construction, development or betterment of the tangible capital assets. The cost, less residual value of tangible capital assets, excluding land, is amortized on a straight line basis over their estimated useful life as follows:

Asset	Useful Life in Years
Engineered Structures	20 - 75
Machinery & Equipment	4 - 20
Buildings	25 - 50
Vehicles	8 - 25
Land Improvements	15 - 25
Leasehold Improvements	Life of the Lease

Amortization is charged in the year of acquisition and no amortization is charged in the year of disposal. Construction in progress is not amortized until the asset is available for productive use.

**ii. Contributions of Tangible Capital Assets**

Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and are recorded as revenue.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**c. Non-Financial Assets (continued)**

**iii. Leases**

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefits and risks incidental to ownership of property are accounted for as capital leases.

At the inception of a capital lease, an asset and an obligation are recorded at an amount equal to the lesser of the present value of the minimum lease payments and the property's fair value at the beginning of the lease. Assets recorded under capital leases are amortized on a straight-line basis over the term of the lease that is the estimated useful lives of the assets. The imputed interest is charged against income. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

**iv. Works of Art and Cultural and Historic Assets**

Works of art and cultural and historic assets are not recorded as tangible capital assets and are not amortized.

**v. Inventory**

Inventory is comprised of supplies held for consumption and is recorded at the lower of cost and replacement cost.

**d. Revenue Recognition**

**i. Revenue**

Revenues are recognized in the period in which they are earned and measurable. Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

**ii. Tax Revenue**

Tax revenues are recognized when the tax has been authorized by bylaw and the taxable event has occurred.

Requisition over-levies and under-levies arise from the difference between the actual tax levy made to cover each requisition and the actual amount requisitioned. Where the actual levy differs from the requisition, the requisition tax rate is adjusted in the subsequent year.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**d. Revenue Recognition (continued)**

**iii. Developer Contributions**

Developer contributions are recognized as revenue in the period they are used for the purpose specified.

**iv. Developer Offsite Levies**

Offsite levies are collected from developers upon the execution of a development agreement as per the offsite levy bylaw. These funds are restricted to fund the construction of specific infrastructure and are recognized as revenue once the infrastructure has been built and the City has provided a construction completion certificate.

**v. Government Transfers**

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, in the completion of specific work, or for the purchase of tangible capital assets. These transfers are not the result of an exchange transaction, and are not expected to be repaid in the future, or the result of a direct financial return. Revenue is recognized in the period when events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.

**e. Expenses**

Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

**f. Liability for Contaminated Sites**

A liability for remediation of a contaminated site is recognized at the financial statement date, when:

- an environmental standard exists;
- contaminations exceed the environmental standard;
- the municipality owns the land; or is directly responsible; or accepts responsibility;
- it is expected that future economic benefits will be given up; and
- the liability can be reasonably estimated.

The liability is estimated to cover remediation, post remediation operation, maintenance and monitoring costs based on information available at the financial statement date.

In some cases, environmental standards are created by internal policy and voluntary compliance with such environmental standards may create a liability.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**g. Asset Retirement Obligations**

Asset retirement obligations are legal obligations associated with the retirement of tangible capital assets. Asset retirement activities include all activities related to an asset retirement obligation. These may include, but are not limited to:

- decommissioning or dismantling a tangible capital asset that was acquired, constructed or developed;
- remediation of contamination of a tangible capital asset created by its normal use;
- post-retirement activities such as monitoring; and
- constructing other tangible capital assets to perform post-retirement activities.

Asset retirement obligations are initially measured at the later of the date of acquisition or legislative obligation. When a liability for an asset retirement obligation is recognized, the asset retirement costs are added to the carrying amount of the related tangible capital asset in productive use and are amortized over the estimated useful life of the related tangible capital asset. Asset retirement costs related to unrecognized tangible capital assets or for tangible capital assets no longer in productive use are expensed in the consolidated statement of operations

When the future retirement date is unknown, the asset retirement obligation is measured at the current estimated cost to settle or otherwise extinguish the liability. When the future retirement date is known, a present value technique is used to measure the liability. Subsequent to the initial measurement, the asset retirement obligation is adjusted to reflect the passage of time and is recognized as an accretion expense in the consolidated statement of operations.

These liabilities reflect the City's best estimate, as of December 31, 2023, of the amount required to retire tangible capital assets. Estimates are made by management using professional judgment, similar contractor costs, and third-party quotes, and are subsequently re-measured taking into account any new information and the appropriateness of assumptions used

**h. Use of Estimates and Measurement Uncertainty**

The preparation of the consolidated financial statements of the City requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the consolidated financial statements, and the reported amounts of revenue and expenses during the period. Where measurement uncertainty exists, the consolidated financial statements have been prepared within reasonable limits of materiality. Actual results may differ from those estimates.

Estimates have been used to determine provisions for accrued liabilities, asset retirement obligations, liability of contaminated sites, useful lives of tangible capital assets, fair values of contributed tangible capital assets, and provisions made for allowances for doubtful receivable accounts.

In addition, developer contributions and offsite levies utilize forecasted development costs, staging and financing requirements.



**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**i. Changes in Accounting Policies - Prospective**

Effective January 1, 2023, the City has adopted Canadian public sector accounting standards PS 1201 Financial Statement Presentations, PS 2601 Foreign Currency Translation, PS 3041 Portfolio Investments and PS 3450 Financial Instruments required for government organizations beginning on or after April 1, 2022. The new standards have been applied prospectively. Comparative results have not been restated. The changes to the City's financial statements from previous years are as follows:

1. The carrying value of financial instruments included in investments and derivative contracts are measured at fair value to correspond with how they are evaluated and managed. Prior to January 1, 2023, these financial instruments were recorded at cost or not recognized.
2. Disclosure of the hierarchy of inputs used in the determination of fair value for investments are reported according to the following levels:
  - Level 1: Fair value is based on quoted prices in an active market.
  - Level 2: Fair value is based on model-based valuation methods for which all significant assumptions are observable in the market or quoted prices for similar but not identical assets.
  - Level 3: Fair value is based on valuation methods where inputs that are based on non-observable market data have a significant impact on the valuation.
3. Unrealized gains and losses are recorded in the new statement of remeasurement gains and losses. Prior to January 1, 2023, unrealized gains and losses were not recorded in the financial statements. This change to January 1, 2023 opening balances are as follows:
  - Decrease to investments by \$1,075
  - Increase to financial contracts receivable by \$1,867;
  - Increase to financial contracts payable by \$1,514;
  - Increase to accumulated remeasurement losses by \$722.

**j. Changes in Accounting Policies - Modified Retroactive**

Effective January 1, 2023, the City adopted Canadian public sector accounting standard PS 3280 Asset Retirement Obligations, and applied the standard using the modified retroactive approach with restatement of prior year comparative information.

On the effective date of the PS 3280 standard, the City recognized the following to conform to the new standard:

- asset retirement obligations;
- asset retirement cost capitalized as an increase to the carrying amount of the related tangible capital assets in productive use;
- accumulated amortization on the capitalized cost; and
- adjustment to the opening balance of the accumulated surplus.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**j. Changes in Accounting Policies - Modified Retroactive (continued)**

The effects of this change are as follows:

	<b>2022</b>		
	<b>As Previously Reported</b>	<b>Adjustments</b>	<b>As Restated</b>
<b>Consolidated Statement of Financial Position</b>			
Asset Retirement Obligations (Note 9)	\$ -	\$ 506	\$ <b>506</b>
Tangible Capital Assets (Note 13)	570,485	54	<b>570,539</b>
Accumulated Surplus (Note 14)	565,999	(452)	<b>565,547</b>
<b>Consolidated Statement of Operations</b>			
Amortization	17,802	3	<b>17,805</b>
Accretion	-	25	<b>25</b>
Annual Surplus	14,626	(28)	<b>14,598</b>
Accumulated Surplus, Beginning of year	551,373	(424)	<b>550,949</b>
Accumulated Surplus, End of year (Note 14)	565,999	(452)	<b>565,547</b>
<b>Consolidated Statement of Changes in Net Debt</b>			
Annual Surplus	14,626	(28)	<b>14,598</b>
Amortization	17,802	3	<b>17,805</b>
Net debt, Beginning of year	(11,109)	(481)	<b>(11,590)</b>
Net debt, End of year	(5,831)	(506)	<b>(6,337)</b>
<b>Consolidated Statement of Cash Flows</b>			
Annual Surplus	14,626	(28)	<b>14,598</b>
Amortization of Tangible Capital Assets	17,802	3	<b>17,805</b>
Increase in Asset Retirement Obligations	-	25	<b>25</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**1. Significant Accounting Policies (continued)**

**k. Future Accounting Standard Pronouncements**

The following summarizes upcoming changes to public sector accounting standards issued by the Public Sector Accounting Standards Board. In 2024, the City will continue to assess the impact and prepare for the adoption of these standards.

Standard	Name	Effective Date
PS 3400	Revenue	April 1, 2023
PSG-8	Purchased Intangibles	April 1, 2023
PS 3160	Public Private Partnerships	April 1, 2023
PS 1202	Financial Statement Presentation	April 1, 2026

**2. Cash and Cash Equivalents**

	2023	2022
Cash	\$ 14,761	\$ 7,613
Cash Equivalents	-	795
	<b>\$ 14,761</b>	<b>\$ 8,408</b>

**3. Accounts Receivable**

	2023	2022
<b>Property Taxes</b>		
Current Taxes and Grants in Place of Taxes	\$ 1,843	\$ 1,776
Arrears	589	534
	<b>2,432</b>	<b>2,310</b>
<b>Other</b>		
Trade and Other	3,318	3,456
Local Improvements	2,789	3,093
Utility	2,788	2,503
Developer Contributions and Levies	2,133	5,079
Financial Contracts	1,335	-
Government Transfers	684	663
Goods and Services Tax	464	245
Interest Receivable	346	431
Allowance for Doubtful Accounts	(240)	(206)
	<b>13,617</b>	<b>15,264</b>
	<b>\$ 16,049</b>	<b>\$ 17,574</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**4. Investments**

	<b>2023</b>	2022
Investments - amortized cost	<b>\$ 17,231</b>	\$ 60,203
Investments - fair valued	<b>12,765</b>	-
<b>Total</b>	<b>\$ 29,996</b>	\$ 60,203

The composition of investments measured at amortized costs is as follows:

	<b>Amortized Cost 2023</b>	<b>Market Value 2023</b>	Amortized Cost 2022	Market Value 2022
Bonds	<b>\$ 16,738</b>	<b>\$ 15,418</b>	\$ 16,558	\$ 14,642
GICs	<b>466</b>	<b>466</b>	51	51
Other	<b>27</b>	<b>27</b>	30,351	30,395
Notes	<b>-</b>	<b>-</b>	13,243	12,167
	<b>\$ 17,231</b>	<b>\$ 15,911</b>	\$ 60,203	\$ 57,255

Investments in bonds have effective interest rates of 1.29% to 3.55% (2022 - 1.29% to 2.93%) with maturity dates from March 2024 to August 2033. Other investments include a callable interest savings account with an effective rate of 5.55% (2022 - 4.80%).

The composition of investments measured at fair value is as follows

	<b>2023</b>				2022			
	<b>Level 1</b>	<b>Level 2</b>	<b>Level 3</b>	<b>Total</b>	Level 1	Level 2	Level 3	Total
Principal protected notes	<b>\$ -</b>	<b>\$ 12,765</b>	<b>\$ -</b>	<b>\$ 12,765</b>	\$ -	\$ -	\$ -	-

Fair values are those derived from:

- Level 1: Fair value is based on quoted prices in an active market.
- Level 2: Fair value is based on model-based valuation methods for which all significant assumptions are observable in the market or quoted prices for similar but not identical assets.
- Level 3: Fair value is based on valuation methods where inputs that are based on non-observable market data have a significant impact on the valuation

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**5. Land Held for Resale**

The City holds an interest in lands in the amount of \$2,196 (2022 - \$868) representing the costs related to the Westwind land assembly and site servicing costs undertaken by the City to prepare an 18 acre industrial site owned by the City for future development. The City entered into an option agreement with the developer to dispose of the assembled land in parcels that was set to expire on March 21, 2025. In August 2022, the City entered into an amended agreement with the developer to purchase the Westwind lands for the development of an ice arena complex, public recreation and transit facilities along with related amenities.

In 2023 interest on long-term debt associated with the assembled land in the amount of \$15 (2022 - \$16) was capitalized.

**6. Accounts Payable and Accrued Liabilities**

	<b>2023</b>	<b>2022</b>
Trade and Accrued Liabilities	<b>\$ 12,434</b>	<b>\$ 11,704</b>
Wages and Benefits	<b>4,053</b>	4,009
Holdbacks	<b>4,051</b>	486
Financial Contracts	<b>3,596</b>	-
Developer Commitments	<b>2,249</b>	2,030
Deposits	<b>2,214</b>	1,514
Debenture Interest	<b>29</b>	34
	<b>\$ 28,626</b>	<b>\$ 19,777</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023  
(in thousands of dollars)

**7. Deferred Revenue**

	2022	Amount Received and Receivable	Interest and Other	Amounts Recognized	2023
<b>Developer Contributions</b>					
Administration	\$ 224	\$ 18	\$ -	\$ -	\$ 242
Neighborhood Parks	1,260	48	60	(22)	1,346
Municipal Reserve	541	-	(110)	-	431
Cash in Lieu of Municipal Reserve	1,811	-	87	-	1,898
District and Regional Parks	-	105	-	(105)	-
Downtown Redevelopment	3	-	-	(3)	-
Land Acquisition	3	1	-	-	4
Developer Default	-	25	-	(25)	-
	3,842	197	37	(155)	3,921
<b>Developer Levies</b>					
Water	-	38	-	(38)	-
Transportation	-	529	-	(529)	-
Recreation	-	30	-	-	30
Library	-	8	-	-	8
	-	605	-	(567)	38
<b>Developer Contributions and Levies</b>	<b>3,842</b>	<b>802</b>	<b>37</b>	<b>(722)</b>	<b>3,959</b>
<b>Government Transfers - Capital</b>					
Municipal Sustainability Initiative	23,981	3,894	859	(23,083)	5,651
Canada Community-Building Fund	3,504	2,239	94	(5,150)	687
GreenTrip	73	999	1	(1,039)	34
Government Transfers - Capital - Other	57	2,345	2	(2,363)	41
	27,615	9,477	956	(31,635)	6,413
<b>Government Transfers - Operating</b>					
RCMP Policing	-	701	-	(701)	-
Family & Community Support Services	-	868	-	(868)	-
Municipal Sustainability Initiative	-	519	-	(519)	-
Government Transfers - Operating - Other	292	2,374	-	(2,575)	91
	292	4,462	-	(4,663)	91
<b>Other Revenue</b>					
Sponsorships	451	654	-	(681)	424
Property Taxes	359	13,430	-	(13,386)	403
User Fees	1,082	6,777	-	(6,617)	1,242
Cash in Lieu of Parking	174	2	12	-	188
	2,066	20,863	12	(20,684)	2,257
	<b>\$ 33,815</b>	<b>\$ 35,604</b>	<b>\$ 1,005</b>	<b>\$ 57,704</b>	<b>\$ 12,720</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**8. Liability for Contaminated Sites**

	<b>2023</b>	<b>2022</b>
Historic Public Works Yard - salt impacted soil	\$ 72	\$ 108
Pioneer Cemetery - salt impacted soil	899	1,073
	<b>\$ 971</b>	<b>\$ 1,181</b>

The fair value of the liability for contaminated sites is estimated using the expected cash flow approach that reflects a range of possible outcomes discounted using the consumer price index. Subsequent to the initial measurement, the obligation will be adjusted at the end of each year to reflect the passage of time and changes in the estimated future cash flows underlying the obligation. Changes in the obligation are recognized in the consolidated statement of operations and accumulated surplus.

The estimated undiscounted future remediation expenditures are \$971 and a discount rate of 6.95% (2022 - 3.00%) has been used. The City started assessment in 2023 required to develop a Risk Management Plan (RMP) to demonstrate that impacts will not cause adverse environmental effects if left in place. The RMP will require approval by Alberta Environment and Protected Areas (APEA). If accepted, the RMP will require on-going monitoring and reporting of groundwater quality to APEA for approximately 20 years.

**9. Asset Retirement Obligations**

	<b>2023</b>	<b>2022</b> <i>Restated</i> (Note 1)
<b>Balance, beginning of year</b>	\$ 506	\$ 481
Accretion expense	25	25
<b>Balance, end of year</b>	<b>\$ 531</b>	<b>\$ 506</b>

Tangible capital assets with associated retirement obligations include buildings and engineered structures.

The City has asset retirement obligations to remove various hazardous materials including, asbestos, lead, mercury, and mold from various buildings under its control. Regulations require the City to handle and dispose of these materials in a prescribed manner when it is disturbed, such as when the building undergoes renovations or is demolished. Although the timing of the removal is conditional on the building undergoing renovations or being demolished, regulations create an existing obligation for the Town to remove the materials when the asset retirement activities occur.

Asset retirement obligations of \$531 (2022 - \$506) are measured using a present value technique. The present value was calculated using estimated total undiscounted cash flow amounting to \$1,694 (2022 - \$1,694), a discount rate of 5.25% (2022 - 5.00%) with retirement and reclamation activities expected to be settled between 2034 and 2070.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**10. Derivatives**

The City has entered into interest rate swap agreements with Canadian Imperial Bank of Canada ("CIBC") to manage volatility of interest rates. As at December 31, 2023, the City held contracts for settlement between July 2024 and June 2050, with a notional amounts ranging from \$698 to \$25,704 (2022- \$2,400 to \$25,704). The fair value of outstanding contracts receivable is \$1,335 and of contracts payable is \$3,596.

**11. Long-Term Debt**

	2023	2022
<b>Province of Alberta</b>		
Industrial Watermain	\$ 1,885	\$ 1,979
Protective Services Facility	4,308	4,668
Public Works Facility	3,933	4,123
Local Improvements	2,596	2,947
Storm Upgrades	1,848	1,940
Library	173	340
Agrena	104	304
	14,847	16,301
<b>CIBC</b>		
Development	10,893	11,157
RCMP Facility	6,933	7,375
City Centre ARP	2,360	2,400
Industrial Watermain	3,900	-
	24,086	20,932
<b>Other</b>		
Capital Lease Obligations	324	426
Westwind Land Assembly	-	452
	324	878
	\$ 39,257	\$ 38,111



**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**11. Long-Term Debt (continued)**

The required repayments for the Province of Alberta debt and expected repayments for all other debt are as follows:

	Principal	Interest	Total
2024	\$ 2,849	\$ 1,261	\$ 4,110
2025	2,910	1,127	4,037
2026	2,945	1,039	3,984
2027	2,871	950	3,821
2028	2,905	862	3,767
Subsequent	24,453	4,429	28,882
	<u>\$ 38,933</u>	<u>\$ 9,668</u>	<u>\$ 48,601</u>

Debt repayable to the Province of Alberta bears interest at rates ranging from 1.88% to 4.44% per annum (2022 - 1.88% to 4.44%) and matures in periods 2024 to 2040. This debt is issued on the credit and security of the City.

Infrastructure loan facilities with the Canadian Imperial Bank of Canada ("CIBC") for Development and the RCMP Facility have fixed terms of 15 to 25 years, effective interest rates ranging from 2.5% to prime rate (2022 - 1.88% to 6.00%) and maturity dates of July 2034 to November 2048 and are repayable upon demand.

The Westwind Land Assembly loan was repaid to Versabank in 2023.

Interest on long-term debt amounted to \$1,133 (2022 - \$1,153). The City's interest expense for the year is \$1,118 (2022 - \$1,137) while the remaining \$15 (2022 - \$16) relates to Westwind lands and was capitalized as part of land held for resale during the year. The City's total cash payment for interest in 2023 is \$1,132 (2022 - \$1,164).

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**11. Long-Term Debt (continued)**

Capital lease obligations are included in the long-term debt balances. The City has entered into lease agreements to acquire printers and solar panels which have been financed by a capital lease with Meridian OneCap and Enmax Generation respectively. The liability recorded under the capital leases represents the minimum lease payments payable net of imputed interest at an average rates ranging from 3% to 5.75% per annum.

The City's obligation under capital leases consists of:

	<b>2023</b>	<b>2022</b>
Minimum lease payments payable	\$ 381	\$ 454
Less: Portion representing interest to be recorded over the remaining term of the leases	(57)	(68)
<b>Total leases</b>	324	386
Less: current portion	(62)	(62)
<b>Long-term portion</b>	\$ 262	\$ 324

Future minimum annual lease payments payable under the capital leases are as follows:

	Principal	Interest	Total
2024	\$ 35	\$ 9	\$ 44
2025	25	8	33
2026	25	8	33
2027	26	7	33
2028	27	6	33
Subsequent	186	19	205
	\$ 324	\$ 57	\$ 381

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**12. Debt Limits**

Section 276 (2) of the Municipal Government Act requires that debt and debt limits are defined by Alberta Regulation 255/200 for the City be disclosed as follows:

	<b>2023</b>	2022
<b>Total Debt Limit</b>		
(1.5 times revenue, as defined in the regulation)	<b>\$ 161,852</b>	\$ 153,983
Total Debt	<b>(39,257)</b>	(38,111)
<b>Amount of Debt Limit Unused</b>	<b>122,595</b>	115,872
<b>Debt Servicing Limit</b>		
(0.25 times revenue, as defined in the regulation)	<b>26,975</b>	25,664
Debt Servicing	<b>(4,110)</b>	(4,061)
<b>Amount of Debt Servicing Limit Unused</b>	<b>\$ 22,865</b>	\$ 21,603

Revenue as defined in Alberta Regulation 255/2000 is calculated using the total revenue for the reporting year less capital government transfers and contributed tangible capital assets recognized in the year. The City has a financial policy that requires maintaining debt to a maximum of 50% of the above provincial debt limit. As of December 31, 2023 the City is in compliance with this internal debt limit.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**13. Tangible Capital Assets**

<b>2023</b>	Land	Land Improvements	Leasehold Improvements	Buildings	Engineered Structures	Machinery & Equipment	Vehicles	Construction in Progress	<b>2023</b>
<b>Cost</b>									
Balance, Opening	\$ 172,925	\$ 27,115	\$ 1,005	\$ 104,553	\$ 444,125	\$ 29,605	\$ 11,905	\$ 20,574	<b>\$ 811,807</b>
Acquired	-	575	-	1,128	18,721	2,760	1,499	31,850	<b>56,533</b>
Contributed	15,676	-	-	-	11,759	26	-	-	<b>27,461</b>
Disposals	-	-	-	-	(1,270)	(492)	(631)	-	<b>(2,393)</b>
Transfers	86	2,010	-	73	7,110	605	565	(10,449)	-
Transfer of Land Held for Sale	-	-	-	-	-	-	-	(915)	<b>(915)</b>
<b>Balance, Closing</b>	<b>188,687</b>	<b>29,700</b>	<b>1,005</b>	<b>105,754</b>	<b>480,445</b>	<b>32,504</b>	<b>13,338</b>	<b>41,060</b>	<b>892,493</b>
<b>Accumulated Amortization</b>									
Balance, Opening	-	14,646	916	24,444	175,969	19,784	5,509	-	<b>241,268</b>
Amortization	-	1,406	11	2,178	12,774	2,156	814	-	<b>19,339</b>
Disposals	-	-	-	-	(1,267)	(343)	(631)	-	<b>(2,241)</b>
<b>Balance, Closing</b>	<b>-</b>	<b>16,052</b>	<b>927</b>	<b>26,622</b>	<b>187,476</b>	<b>21,597</b>	<b>5,692</b>	<b>-</b>	<b>258,366</b>
<b>Net Book Value, Closing</b>	<b>\$ 188,687</b>	<b>\$ 13,648</b>	<b>\$ 78</b>	<b>\$ 79,132</b>	<b>\$ 292,969</b>	<b>\$ 10,907</b>	<b>\$ 7,646</b>	<b>\$ 41,060</b>	<b>\$ 634,127</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the Year Ended December 31, 2023  
(in thousands of dollars)

**13. Tangible Capital Assets (continued)**

	2022								
2022	Land	Land Improvements	Leasehold Improvements	Buildings	Engineered Structures	Machinery & Equipment	Vehicles	Construction in Progress	<i>Restated</i> (Note 1)
<b>Cost</b>									
Balance, Opening	\$ 171,244	\$ 26,383	\$ 1,005	\$ 104,254	\$ 437,658	\$ 28,326	\$ 11,679	\$ 5,443	\$ <b>785,992</b>
Restatement (Note 1)	-	-	-	112	3	-	-	-	<b>115</b>
<b>Balance (Restated), Opening</b>	<b>171,244</b>	<b>26,383</b>	<b>1,005</b>	<b>104,366</b>	<b>437,661</b>	<b>28,326</b>	<b>11,679</b>	<b>5,443</b>	<b>786,107</b>
Acquired	-	459	-	108	3,322	1,537	186	15,667	<b>21,279</b>
Contributed	1,681	14	-	-	4,337	28	-	-	<b>6,060</b>
Disposals	-	-	-	-	(1,195)	(444)	-	-	<b>(1,639)</b>
Transfers	-	259	-	79	-	158	40	(536)	<b>-</b>
<b>Balance, Closing</b>	<b>172,925</b>	<b>27,115</b>	<b>1,005</b>	<b>104,553</b>	<b>444,125</b>	<b>29,605</b>	<b>11,905</b>	<b>20,574</b>	<b>811,807</b>
<b>Accumulated Amortization</b>									
Balance, Opening	-	13,369	905	22,237	165,341	18,074	4,813	-	<b>224,739</b>
Restatement (Note 1)	-	-	-	56	2	-	-	-	<b>58</b>
<b>Balance (Restated), Opening</b>	<b>-</b>	<b>13,369</b>	<b>905</b>	<b>22,293</b>	<b>165,343</b>	<b>18,074</b>	<b>4,813</b>	<b>-</b>	<b>224,797</b>
Amortization	-	1,277	11	2,151	11,609	2,061	696	-	<b>17,805</b>
Disposals	-	-	-	-	(983)	(351)	-	-	<b>(1,334)</b>
<b>Balance, Closing</b>	<b>-</b>	<b>14,646</b>	<b>916</b>	<b>24,444</b>	<b>175,969</b>	<b>19,784</b>	<b>5,509</b>	<b>-</b>	<b>241,268</b>
<b>Net Book Value, Closing</b>	<b>\$ 172,925</b>	<b>\$ 12,469</b>	<b>\$ 89</b>	<b>\$ 80,109</b>	<b>\$ 268,156</b>	<b>\$ 9,821</b>	<b>\$ 6,396</b>	<b>\$ 20,574</b>	<b>\$ 570,539</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**13. Tangible Capital Assets (continued)**

**a. Contributed Tangible Capital Assets**

Contributed tangible capital assets have been recognized at fair value at the date of contribution. Contributed tangible capital assets consisting of land, land improvements, roads, stormwater, water and sanitary sewer infrastructure received during the year have a value of \$27,461 (2022 - \$6,060).

**b. Cultural and Historical Tangible Capital Assets**

The City owns original artworks that are on permanent display at City Center. The artworks were purchased by the City and have significant cultural and historical value in perpetuity.

**14. Accumulated Surplus**

	2023	2022 <i>Restated</i> (Note 1)
Municipal	\$ 28,679	\$ 35,146
Utility	7,498	7,588
Developer Deficit	(14,171)	(12,638)
<b>Segmented Surplus Total</b>	<b>22,006</b>	30,096
Equity in Tangible Capital Assets	597,122	535,451
Accumulated Remeasurement Loss	(2,614)	-
	<b>\$ 616,514</b>	<b>\$ 565,547</b>

**15. Developer Deficit**

	2022	Transfer In	Transfer Out	2023
Transportation	\$ (2,950)	\$ 1,229	\$ (2,463)	\$ (4,184)
Sanitary Sewer	(6,908)	-	(247)	(7,155)
Water	(1,015)	38	(140)	(1,117)
District and Regional Parks	(1,765)	105	(55)	(1,715)
	<b>\$ (12,638)</b>	<b>\$ 1,372</b>	<b>\$ (2,905)</b>	<b>\$ (14,171)</b>

The City paid for certain transportation and water infrastructure projects on behalf of developers and financed this development with long-term debt in order to advance the construction of these projects. The developer deficits are expected to be repaid with proceeds from future offsite levies. Long-term debt in the amount of \$10,893 (2022 - \$11,158) was taken out by the City as offsite developer fund balances are currently insufficient to pay for future development's share of these project costs.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**16. Segmented Disclosure**

Segmented information has been identified based upon lines of service provided by the City. City services are provided by departments and their activities are reported by functional area in the body of the financial statements. Allocation methodologies are employed in the preparation of the segmented financial information. User charges and other revenue have been allocated to the segment based upon the segment that generated that revenue. Government transfers have been allocated to the segment based upon the purpose for which the transfer was made. Development charges and developer levies are allocated to the segment for which the transfer was made. Certain lines of service that have been separately disclosed in the segmented information, along with the services they provide are as follows:

**a. General Government**

General government is comprised of Council and General Administration. Council makes decisions regarding delivery and service levels on behalf of the municipality in order to balance the needs and wants of City residents in a financially responsible manner. General Administration is responsible for the administration of the municipality as a whole.

**b. Protective Services**

Protective Services is comprised of Safe City – Enforcement Services, Police and Fire. Safe City – Enforcement Services provides enforcement in the areas of Provincial Acts and Municipal Bylaws; developing proactive educational safe city programs; and management of the Automated Traffic Enforcement contract. Fire is responsible to provide fire suppression services; fire prevention programs; training and education related to prevention; detection or extinguishment of fires; and advanced life support to Alberta Health Services 24/7.

**c. Transportation and Roadway Services**

Transportation and Roadway Services is comprised of the Engineering Services and the Public Works departments. They are responsible for the planning, development and maintenance of roadway systems.

**d. Utilities**

The City is responsible for environmental programs such as the engineering, operation and maintenance of Water, Sanitary Sewer and Stormwater networks and facilities and Solid Waste Management .

**e. Community Services**

Community Services provides recreational and cultural services, activities which promote the health and well being of its citizens, and activities related to parks and cemetery maintenance and operation.

**f. Development Services**

Development Services is comprised of Planning and Development Services and Economic Development. Planning and Development Service manages long term planning, current planning and subdivision, development permits and safety code disciplines. Economic Development is responsible for facilitating programs and services intended to help local businesses prosper and grow, and attract new business and investment in the City.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
For the Year Ended December 31, 2023  
(in thousands of dollars)

**16. Segmented Disclosure (continued)**

2023	General Government	Protective Services	Transportation & Roadway Services	Utilities	Community Services	Development Services	Total	Budget (Note 30)
<b>Revenue</b>								
Property Taxes	\$ 49,247	\$ -	\$ -	\$ -	\$ -	\$ -	<b>\$ 49,247</b>	\$ 49,230
Sales and User Fees	175	1,169	830	26,018	2,436	197	<b>30,825</b>	30,052
Sales to Other Governments	-	2,779	-	-	-	-	<b>2,779</b>	2,721
Franchise Fees	7,738	-	-	-	-	-	<b>7,738</b>	8,045
Fines	-	2,029	-	-	-	1	<b>2,030</b>	2,501
Government Transfers - Operating	17	709	1,262	-	2,139	536	<b>4,663</b>	5,058
Licenses and Permits	-	152	116	-	-	2,770	<b>3,038</b>	1,845
Rentals	-	647	95	-	1,941	2	<b>2,685</b>	2,584
Penalties	681	-	7	128	-	-	<b>816</b>	795
Other	126	14	443	4	468	1,204	<b>2,259</b>	783
Investment Income	1,070	-	10	-	71	81	<b>1,232</b>	668
	<b>59,054</b>	<b>7,499</b>	<b>2,763</b>	<b>26,150</b>	<b>7,055</b>	<b>4,791</b>	<b>107,312</b>	<b>104,282</b>
<b>Expenses</b>								
Salaries, Wages & Benefits	10,299	11,059	8,184	2,221	8,890	2,639	<b>43,292</b>	44,641
Contracted & General Services	5,043	1,273	5,470	3,977	3,585	1,152	<b>20,500</b>	24,009
Materials, Goods & Supplies	101	876	3,409	495	1,719	94	<b>6,694</b>	6,825
Purchases from Other Governments	-	7,550	2,648	10,869	-	-	<b>21,067</b>	20,346
Transfers to Government, Agencies & Other Organizations	8	11	10	-	698	68	<b>795</b>	415
Bank Charges	88	-	-	-	6	114	<b>208</b>	206
Interest on Long-Term Debt	2	-	765	251	20	80	<b>1,118</b>	1,595
Other	341	-	-	8	29	-	<b>378</b>	435
Amortization	590	1,070	10,399	6,039	1,200	41	<b>19,339</b>	20,194
Accretion	2	1	3	1	18	-	<b>25</b>	-
	<b>16,474</b>	<b>21,840</b>	<b>30,888</b>	<b>23,861</b>	<b>16,165</b>	<b>4,188</b>	<b>113,416</b>	<b>118,666</b>
<b>Annual Surplus (Deficit) before Undernoted</b>								
	42,580	(14,341)	(28,125)	2,289	(9,110)	603	<b>(6,104)</b>	(14,384)
Government Transfers - Capital	101	203	11,341	-	19,990	-	<b>31,635</b>	29,987
Contributed Tangible Capital Assets	-	-	3,707	8,051	26	15,677	<b>27,461</b>	18,375
Gain on Disposal of Tangible Capital Assets	-	-	259	-	-	150	<b>409</b>	516
Developer Contribution and Levies	25	-	161	(6)	-	-	<b>180</b>	1,961
	<b>126</b>	<b>203</b>	<b>15,468</b>	<b>8,045</b>	<b>20,016</b>	<b>15,827</b>	<b>59,685</b>	<b>50,839</b>
<b>Annual Surplus (Deficit)</b>	<b>\$ 42,706</b>	<b>\$ (14,138)</b>	<b>\$ (12,657)</b>	<b>\$ 10,334</b>	<b>\$ 10,906</b>	<b>\$ 16,430</b>	<b>\$ 53,581</b>	<b>\$ 36,455</b>



**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**16. Segmented Disclosure (continued)**

2022	General Government	Protective Services	Transportation & Roadway Services	Utilities	Community Services	Development Services	Total (Restated) (Note 1)
<b>Revenue</b>							
Property Taxes	\$ 45,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,235
Sales and User Fees	180	1,228	621	23,895	2,119	519	28,562
Sales to Other Governments	-	2,718	-	-	-	-	2,718
Franchise Fees	7,444	-	-	-	-	-	7,444
Fines	-	2,938	-	-	-	-	2,938
Government Transfers - Operating	42	700	1,238	-	1,989	40	4,009
Licenses and Permits	-	100	113	-	-	2,108	2,321
Rentals	-	631	99	-	1,575	1	2,306
Penalties	672	-	-	123	-	-	795
Other	56	28	179	75	370	133	841
Investment Income	501	-	14	-	17	86	618
	54,130	8,343	2,264	24,093	6,070	2,887	97,787
<b>Expenses</b>							
Salaries, Wages & Benefits	9,259	10,574	7,887	2,162	7,375	2,555	39,812
Contracted & General Services	5,663	1,963	6,110	4,152	3,312	960	22,160
Materials, Goods & Supplies	172	874	3,211	377	1,512	14	6,160
Purchases from Other Governments	-	6,393	2,155	10,331	-	-	18,879
Transfers to Government, Agencies & Other Organizations	1	9	-	-	130	10	150
Bank Charges	112	-	-	-	5	60	177
Interest on Long-Term Debt	4	-	868	139	37	89	1,137
Other	350	-	-	14	33	-	397
Amortization	596	1,014	9,513	5,434	1,208	40	17,805
Accretion	2	1	3	1	18	-	25
	16,159	20,828	29,747	22,610	13,630	3,728	106,702
<b>Annual Surplus (Deficit) before Undernoted</b>							
	37,971	(12,485)	(27,483)	1,483	(7,560)	(841)	(8,915)
Loss on Disposal of Tangible Capital Assets	-	-	(162)	-	-	-	(162)
Government Transfers - Capital	59	-	12,075	393	58	-	12,585
Contributed Tangible Capital Assets	-	-	442	3,910	27	1,681	6,060
Developer Contribution and Levies	116	-	4,146	768	-	-	5,030
	175	-	16,501	5,071	85	1,681	23,513
<b>Annual Surplus (Deficit)</b>	<b>\$ 38,146</b>	<b>\$ (12,485)</b>	<b>\$ (10,982)</b>	<b>\$ 6,554</b>	<b>\$ (7,475)</b>	<b>\$ 840</b>	<b>\$ 14,598</b>

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**17. Salary and Benefits Disclosure**

Disclosure of salaries and benefits for municipal officials and the chief administrative officer is required by Alberta Regulation 313/2000. This information is not presented in thousands of dollars.

	<b>2023</b>	<b>2023</b>	2022	2022
	<b>Salaries</b>	<b>Benefits</b>	Salaries	Benefits
Mayor Acker	\$ 118,801	\$ 18,672	\$ 112,902	\$ 18,243
Councillor Carter	68,107	14,582	63,339	14,340
Councillor Gillett	69,529	14,606	63,601	14,343
Councillor Houston	67,263	14,459	67,575	10,881
Councillor MacDonald	60,122	11,751	62,834	11,993
Councillor Oldham	62,484	14,228	63,584	14,374
Councillor Stevenson	67,461	11,823	66,094	11,288
	<b>513,767</b>	<b>100,121</b>	499,929	95,462
City Manager	<b>260,581</b>	<b>48,697</b>	244,692	49,923
	<b>\$ 774,348</b>	<b>\$ 148,818</b>	\$ 744,621	\$ 145,385

Salaries include remuneration and per diem paid to elected officials, including a basic honorarium, and a meeting per diem. Benefits include the employer's share of all benefits paid on behalf of elected officials and include Canada Pension Plan, health care, extended health care, dental, group life, accidental death and dismemberment insurance, dependent life insurance, a home office expense allowance, car allowance, and WCB coverage. Employees are also eligible for Employment Insurance, Long Term Disability, Local Authorities Pension Plan, APEX Plus Pension Plan and memberships to the TransAlta Tri Leisure Centre. Council is eligible for a matching RRSP contribution of up to 4% of their annual salary.

Councillors also serve on a number of external Committees/Boards for which they receive remuneration directly from those organizations and which are not included in the above Salary and Benefits Disclosure.

**18. Local Authorities Pension Plan**

Employees of the City participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Public Sector Pension Plans Act. LAPP is financed by employer and employee contributions and by investment earnings of the LAPP fund.

The City is required to make current service contributions to LAPP of 8.45% (2022 - 8.45%) of eligible pensionable earnings up to the year's maximum pension earnings and 12.23% (2022 - 12.80%) on pensionable earnings above this amount. Employees are required to make current service contributions of 7.45% (2022 - 7.45%) of pensionable salary up to the year's maximum pensionable earnings and 11.23% (2022 - 11.80%) on pensionable salary above this amount. Contributions for current service are recorded as expenses in the year in which they become due.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**18. Local Authorities Pension Plan (continued)**

Total current service contributions by the City to LAPP in 2023 were \$2,634 (2022 - \$2,329). Total current service contributions by the employees of the City to LAPP in 2023 were \$2,359 (2022 - \$2,091). Total optional service contributions by the City to LAPP in 2023 were \$46 (2022 - \$62).

City employees are able to buy back their first year of service within five years from their start date with LAPP. The City is obligated to pay the employer portion of any prior service buy-back. In 2023, the City's potential liability for optional service buy-back is \$35 (2022 - \$58).

At December 31, 2022, LAPP disclosed a surplus of \$12.7 billion (2021 - \$11.9 billion)

**19. APEX Supplementary Pension Plan**

The APEX supplementary pension plan, and Alberta Urban Municipality Association (AUMA) sponsored defined benefit pension plan covered under the provisions of the Alberta Employment Pensions Plans Act commenced on January 1, 2003 and provides supplementary pension benefits to a prescribed class of employees (approximately 124 beneficiaries). The plan supplements the Local Authorities Pension Plan.

The prescribed class of employees and the City make contributions. Employees and the City are required to make current service contributions to APEX of 2.42% and 2.96% respectively of pensionable earnings up to \$175 (2022 - \$171).

Total current service contributions by the City to APEX in 2023 were \$409 (2022 - \$450). Total current service contributions by the employees of the City in 2023 were \$335 (2022 - \$305).

**20. TransAlta Tri Leisure Centre**

The City, Parkland County and the Town of Stony Plain jointly developed, constructed, and are now operating the TransAlta Tri Leisure Centre (TLC). The building is jointly owned by the City, Parkland County and the Town of Stony Plain. The City's proportionate share of the building is 42.0% (2022 - 42.0%).

The Tri-Municipal Leisure Facility Corporation (the Corporation) operates and manages the TLC. The City, Parkland County and Town of Stony Plain provide annual contributions for a total of \$2,945 (2022 - \$2,454) to support the operations of the TLC, with the City's proportionate share being 51.8% - (2022 - 49.5%).

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**20. TransAlta Tri Leisure Centre (continued)**

The City's proportionate share (51.8%) of the financial position and operations of the TLC is as follows:

	2023	2022
<b>Financial Position</b>		
Total Financial Assets	\$ 917	\$ 753
Liabilities	(691)	(456)
<b>Net Financial Assets</b>	226	297
Non Financial Assets	973	867
<b>Accumulated Surplus</b>	1,199	1,164
<b>Operations</b>		
Revenues	3,331	3,871
Expenses	(4,777)	(3,991)
<b>Annual Deficit</b>	\$ (1,446)	\$ (120)

**21. Related Parties**

Transactions with related parties are included within these consolidated financial statements.

Related parties include key management personnel which the City has determined to include the Mayor, Council and members of the City's senior leadership team. In the normal course of operations, key management personnel incur various costs on behalf of the City. Such transactions between the City and key management personnel are recorded at a value similar to that which would have been arrived at if the parties were unrelated.

**22. Alberta Municipal Insurance Exchange**

The City is a member of the Alberta Municipal Insurance Exchange (MUNIX). Under the terms of the membership, the City could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

**23. Developer Agreements**

Developers have entered into agreements with the City and are committed to installing and constructing certain works to serve the development of lands within the City. The City has taken security from the developers in the form of letters of credit in the amount of \$19,697 to secure the performance by the developers under the agreements.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023

(in thousands of dollars)

**24. Financial Instruments**

**Market price risk**

Market price risk is the risk that the value of a financial instrument will fluctuate as a result of changes in market prices, whether those changes are caused by factors specific to the individual security, its issuer or general market factors affecting all securities.

All material risks that affect the market value of the City's investments in fixed income are adequately explained in credit and interest rate risk below.

**Credit risk**

Counterparty credit risk is the risk of loss arising from the failure of a counterparty, debtor or issuer to fully honour its financial obligations with the City. The City is exposed to credit risk on investments and has established an investment policy in compliance with the MGA to limit investments with required minimum credit quality standards. The City's exposure, based on the risk rating of money market holdings and bonds, has not changed significantly year over year.

Credit risk arises from the possibility that taxpayers and entities to which the City provides services may experience financial difficulty and be unable to fulfil their obligations. The large number of diversity of taxpayers and customers minimizes the credit risk. Management has established a provision for receivables and assesses it annually to address any new concerns that may arise

**Interest rate risk**

Interest rate risk is the risk that the City earnings will be affected by the fluctuation and degree of volatility in interest rates. This risk is managed by investment policies that limit the term to maturity of certain fixed income instruments.

The City uses interest rate swap agreements to manage its interest rate exposure. The City specifically designates these agreements as hedges of debt instruments and recognizes interest differentials as adjustments to interest expense in the period the differentials occur. Under interest rate swap agreements, the City agrees with other parties to exchange, at specific intervals, the difference between fixed-rate and floating-rate interest amounts calculated by reference to an agreed-upon notional principal amount. The fair value of the interest rate swap agreements is estimated using quotes from counterparties and represents the cash requirement if the existing agreements had been settled at year end.

**Liquidity Risk**

Liquidity risk is the risk that the City will encounter difficulty in meeting obligations associated with its financial liabilities.

The City has a revolving credit facility with CIBC for \$5 million that bears interest at prime less 0.25%, which has not been drawn upon as of December 31, 2023. The City believes, based on its assessment of future cash flows, it will have access to sufficient capital through internally generated cash flows, external sources and the undrawn credit facility to meet current spending forecasts. Management continues to monitor the City's liquidity position on a regular basis.

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023  
(in thousands of dollars)

**25. Contractual Rights**

Contractual rights are rights of the City to economic resources from contracts or agreements that will result in both assets and revenues in the future when the terms of those contracts or agreements are met.

The City has ongoing leases and contracts that will be received or receivable for each of the next five years and thereafter are as follows:

Year	Leases and Contracts
2024	\$ 1,063
2025	1,040
2026	1,011
2027	1,011
2028	1,011
Thereafter	9,570
	\$ 14,706

**26. Contractual Obligations**

As at December 31, 2023, authorized costs for capital projects and transfers committed through a purchase order or other contractual agreement, but not yet expended, amounts to \$47,302.

The City has ongoing operating leases for facilities. The future minimum payments are as follows:

Year	Basic Rent
2024	\$ 157
2025	157
2026	157
2027	157
2028	157
Thereafter	715
	\$ 1,500

**CITY OF SPRUCE GROVE**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

For the Year Ended December 31, 2023  
(in thousands of dollars)

**27. Contingent Liabilities**

The City is defendant in various lawsuits as at December 31, 2023. Where the occurrence of future events is considered likely to result in a loss with respect to an existing condition, and the amount of the loss can be reasonably estimated, amounts have been included within accrued liabilities. Where the resulting losses, if any, cannot be determined or the occurrence of future events is unknown, amounts have not been recorded.

**28. Franchise Agreements**

Disclosure of utility franchise agreement annual revenues as required by Alberta Regulation 313/2000 is as follows:

	<b>2023</b>	2022
Atco Gas	\$ 3,174	\$ 3,054
Fortis Alberta Inc.	<b>4,564</b>	4,390
	<b>\$ 7,738</b>	\$ 7,444

**29. Comparative Information**

Certain other comparative information has been reclassified to conform with the consolidated financial statement presentation adopted for the current year.

**30. Budget**

City Council approved the 2023 - 2025 Corporate Plan on December 5, 2022, which formally approved the interim budget for operating revenue and expenses and capital revenue and expenditures for 2023. The operating budget information presented in these consolidated financial statements is based on the final operating budget for revenues and expenses approved by Council as part of the 2023 Spring Budget Adjustment process on April 11, 2023. The capital budget presented in these consolidated financial statements is based on the final capital budget for revenues and expenditures approved by Council on September 25, 2023.

**CITY OF SPRUCE GROVE**  
**SCHEDULE 1 - PROPERTY TAXES**  
For the Year Ended December 31, 2023  
(in thousands of dollars)

	2023 Budget (Note 30)	<b>2023 Actual</b>	2022 Actual
<b>Property Taxes</b>			
Residential	\$ 51,274	\$ <b>51,322</b>	\$ 47,775
Non-Residential			
Commercial	12,254	<b>12,387</b>	11,611
Industrial	3,013	<b>2,976</b>	2,729
Linear	444	<b>462</b>	402
Agricultural	24	<b>22</b>	21
	<b>67,009</b>	<b>67,169</b>	62,538
<b>Less Requisitions</b>			
Alberta Education	14,879	<b>15,020</b>	14,509
Evergreen Catholic Schools	2,466	<b>2,436</b>	2,370
Meridian Foundation	431	<b>462</b>	420
Designated Industrial Property	3	<b>4</b>	4
	<b>17,779</b>	<b>17,922</b>	17,303
	<b>\$ 49,230</b>	<b>\$ 49,247</b>	\$ 45,235



**CITY OF SPRUCE GROVE**  
**SCHEDULE 2 - GOVERNMENT TRANSFERS**

For the Year Ended December 31, 2023

(in thousands of dollars)

	2023 Budget (Note 30)	<b>2023 Actual</b>	2022 Actual
<b>Government Transfers - Capital</b>			
Canada Community Building Fund	\$ 5,150	<b>\$ 5,150</b>	\$ 2,769
Municipal Sustainability Initiative	21,330	<b>23,083</b>	6,849
GreenTrip	1,420	<b>1,039</b>	781
Other	1,890	<b>2,363</b>	2,186
	<b>29,790</b>	<b>31,635</b>	12,585
<b>Government Transfers - Operating</b>			
Municipal Sustainability Initiative	260	<b>519</b>	260
RCMP Policing	720	<b>701</b>	701
Family & Community Support Services	713	<b>868</b>	857
Other	3,365	<b>2,575</b>	2,191
	<b>5,058</b>	<b>4,663</b>	4,009
	<b>\$ 34,848</b>	<b>\$ 36,298</b>	\$ 16,594

**CITY OF SPRUCE GROVE**  
**SCHEDULE 3 - EXPENSES BY DEPARTMENT**

For the Year Ended December 31, 2023

(in thousands of dollars)

	2023 Budget (Note 30)	2023 Actual	2022 Restated (Note 1)
<b>General Government</b>			
City Clerk	\$ 605	\$ 616	\$ 439
City Manager	757	760	646
Corporate Communications	1,406	1,185	1,082
Corporate Services Administration	467	348	370
Council	850	761	748
Finance	2,785	2,806	2,619
Human Resources	2,250	2,317	1,961
Information Systems	6,825	5,605	6,495
Integrated Planning and Strategic Services	1,987	1,987	1,799
Policy	-	89	-
	<b>17,932</b>	<b>16,474</b>	<b>16,159</b>
<b>Protective Services</b>			
Fire	11,801	11,455	11,073
Municipal Enforcement	1,589	1,576	1,445
Safe City	1,434	665	1,342
Police	7,804	8,144	6,968
	<b>22,628</b>	<b>21,840</b>	<b>20,828</b>
<b>Transportation and Roadway Services</b>			
Engineering	3,905	2,202	2,140
Facilities and Fleet Management	8,093	6,724	6,415
Planning and Infrastructure Administration	595	538	502
Public Works	20,035	18,236	18,221
Environment and Transit	3,536	3,188	2,469
	<b>36,164</b>	<b>30,888</b>	<b>29,747</b>
<b>Utilities</b>			
Stormwater	1,816	2,856	2,620
Wastewater	3,486	3,065	3,241
Sanitary Sewer	5,607	5,986	5,477
Water	11,895	11,954	11,272
	<b>22,804</b>	<b>23,861</b>	<b>22,610</b>
<b>Community Services</b>			
Agrena/Sports Park	2,583	2,756	2,225
Community and Protective Services Administration	560	653	562
Community Social Development	-	-	761
Culture	103	101	818
Family and Community Support Services	2,518	2,553	1,240
Leisure Centre	4,641	5,135	4,268
Library	1,797	1,916	1,861
Recreation	2,622	3,051	1,895
	<b>14,824</b>	<b>16,165</b>	<b>13,630</b>
<b>Development Services</b>			
Economic and Business Development	1,145	1,230	1,001
Planning and Development	3,169	2,958	2,727
	<b>4,314</b>	<b>4,188</b>	<b>3,728</b>
	<b>\$ 118,666</b>	<b>\$ 113,416</b>	<b>\$ 106,702</b>