



CITY OF ST. ALBERT

CORPORATE REPORT

QUARTER TWO

RELEASED
September 2, 2025

2025



About the Corporate Quarterly Report







The Corporate Quarterly report is produced four times a year to communicate progress made on the Council's strategic priorities presented in the 2022-2025 Corporate Business Plan and to present the City's financial position for the quarter. This report contains the following sections:

1. Strategic Initiatives Reporting

This section includes progress updates for initiatives that advance the Council's Strategic Plan. For each strategic priority, the status of planned initiatives represents where each stands as of June 30, 2025.

2. Financial Summary

This section provides a quarterly update on the City's financial position. Included in this section of the report are Municipal operating and capital summaries; Utility operating and capital summaries; Investment, Reserve and Debt updates; and Capital project budget versus. forecast, progress, and project schedules.

Status		Definition
	Not Started	Work has not begun.
	On Track	Progress is being made according to plan.
	Delayed	Some challenges to either schedule, scope, resources, and/or budget are slowing progress.
	Stopped	Significant challenges to either schedule, scope, resources, and/or budget are blocking progress.
	Complete	Work has been completed.
	Cancelled	Work has been removed, refocused or redefined.

About the City of St. Albert Council Strategic Plan

The City of St. Albert Council Strategic Plan outlines the areas Council will focus on during the 2022 - 2025 term and is used to provide direction to Administration. Development of the Strategic Plan was informed by the Community Vision and Pillars of Sustainability and Municipal Development Plan, as well as input received from the community through formal and informal opportunities. Council updated and reapproved the *2022-2025 City of St. Albert Council Strategic Plan* in April 2025.

The Council Strategic Plan includes the following five strategic priorities:

1. **Economic Prosperity** - Support an investment positive environment that encourages economic growth and the development of new and existing sectors.
2. **Downtown Vibrancy** - Foster a downtown where people come to live, gather, celebrate, shop, and do business.
3. **Community Well Being** - Respond to changing demographics, accommodate the diverse needs of residents and continue to foster an inclusive community where everyone has the opportunity to fully participate and feel welcomed. This includes communicating and engaging in meaningful and transparent ways with the community.
4. **Adapting to a Changing Natural Environment** - Build resiliency that allows the City to prepare for and respond to climate change and ensure the vitality of our land, river, natural resources, and resilient infrastructure for future generations.
5. **Financial Sustainability** - Ensure responsible and transparent fiscal management, decision making and long-term financial sustainability that allows the City to respond to changes to revenue sources.

Each strategic priority outlines the key strategies that Council would like to focus on to advance strategic priorities during their term.



About the City of St. Albert Corporate Business Plan

The City of St. Albert Corporate Business Plan outlines specific initiatives planned to advance the Council's Strategic Plan. The Corporate Business Plan is used by Administration to prioritize and sequence initiatives over the four-year term and to prioritize new budget requests.

COUNCIL STRATEGIC PRIORITY ONE: ECONOMIC PROSPERITY



Support an investment positive environment that encourages economic growth and the development of new and existing sectors.

Strategy	Expand opportunities for employment and economic growth with land development that attracts a mix of industries and businesses. This strategy includes advancing the development of Lakeview Business District and completing the plans for the recently annexed lands.
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Initiatives	Progress Update	Est. Completion	Collaborating Departments
<div>  <div> 1.1 Lakeview Business District Servicing, Design and Construction </div> </div>	<p>Design work for the Lakeview Business District Servicing advanced with detailed designs for roadways and underground utilities being aligned with the Lakeview Business District Neighbourhood Plan servicing design briefs. Land requirements have been preliminarily identified and are under internal review. A project milestone was achieved with the official groundbreaking on June 4, 2025.</p> <p>Next steps include continuing detailed design work, particularly for transportation and utility scopes. Engagement with adjacent properties will follow once land requirements are confirmed. The current schedule anticipates preliminary and detailed engineering and Right-of-Way acquisition from Q2 2025 to Q3 2026, followed by tendering and construction through Q4 2026 to Q4 2030.</p>	12/31/30	<ul style="list-style-type: none"> Engineering Services
<div>  <div> 1.2 St. Albert West Area Structure Plan (ASP) and Neighbourhood Plan </div> </div>	<p>Neighbourhood Plan C, which includes the Lakeview Business District, received Council approval on June 3, 2025. Administration continues to work on Neighbourhood Plan A (Badger Lands), incorporating new information received in May 2025. This has required updates to the land use concept, development statistics, and Servicing Design Brief.</p> <p>Due to the complexity of the work, additional time is needed. Neighbourhood Plan A is now anticipated to be completed by the end of August 2025.</p>	8/31/25	<ul style="list-style-type: none"> Planning & Development

Strategy

Support plans and agreements that foster development in St. Albert, including mature neighbourhoods, and build affordability in all new development. This strategy includes completion of the Infill Strategy.

Initiatives	Progress Update	Est. Completion	Department
 1.8 Infill Strategy	Initial planning for the Infill Strategy project is underway, with next steps focused on launching the Transit Corridor and Neighbourhood Intensification Strategy in collaboration with consultants and the City project team. One of the first deliverables will be the development of an Engagement and Communications Plan. Broader community engagement is expected to take place in 2026 following completion of the initial planning phase.	12/30/26	<ul style="list-style-type: none">• Planning & Development
 1.9 Lakeview Business District Investment Strategy	<p>Phase 2 of the Lakeview Marketing Plan is underway, including the launch of the website, promotional signage, and event marketing such as the Business Breakfast and official groundbreaking ceremony. The Development Acceleration Program was approved by the Council, with ongoing efforts to attract business investment.</p> <p>The next steps involve hiring and onboarding a new Investment Attraction Officer to build internal capacity. The team will also finalize program details, application processes and launch the Development Acceleration Program.</p>	12/30/25	<ul style="list-style-type: none">• Engineering Services

COUNCIL STRATEGIC PRIORITY TWO: DOWNTOWN VIBRANCY

Foster a downtown where people come to live, gather, celebrate, shop, and do business.

Strategy	Support review and planning for the Downtown Area Redevelopment Plan (DARP).
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Projects planned for advancing this strategy have been completed.

Strategy	Promote our heritage, arts and culture by providing a variety of community events and gathering places that build connections and bring people together downtown.
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Projects planned for advancing this strategy have been completed.


Strategy	Facilitate and support the downtown business community to leverage collaborative opportunities and promote businesses that help create a vibrant downtown.
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Projects planned for advancing this strategy have been completed.

COUNCIL STRATEGIC PRIORITY THREE: COMMUNITY WELL BEING

Respond to changing demographics, accommodate the diverse needs of residents and continue to foster an inclusive community where everyone has an opportunity to fully participate and feel welcomed. This includes communicating and engaging in meaningful and transparent ways with the community.

Strategy	Support development of mixed housing choices including market, attainable, and transitional housing types.
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Initiatives	Progress Update	Est. Completion	Department
 3.1 Advance Mixed Market Housing Development	<p>The Development Permit for Homeland Housing is awaiting final confirmation of specific development requirements. Progress toward the building permit will follow Homeland Housing's consultant team's timelines. Administration has assisted through coordinated advocacy efforts with the Provincial and Federal governments, facilitating connections with community stakeholders, coordinating letters of support and aligning intended project outcomes with identified community housing needs.</p> <p>The Alberta Affordable Housing Partnership Program (AHPP) funding announcement has not yet been made. This announcement will determine when the project can move forward to construction.</p>	12/31/25	<ul style="list-style-type: none">Planning & Development

Strategy	Advance the planning for a community amenities site that is in alignment with the Recreation Facilities Needs Assessment.
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Projects planned for advancing this strategy have been completed.


Strategy

Continue to support and collaborate on Indigenous-led initiatives to better develop meaningful relationships, honour, truth, and action reconciliation.

Initiatives	Progress Update	Est. Completion	Collaborating Departments
 3.6 Reconciliation Action Plan	<p>Following the evaluation of proposals, a successful proponent was selected to support the development of the Reconciliation Action Plan and Indigenous Relations Framework. The project is now in the assessment phase, with work underway on the Current State Assessment and Gap Analysis. Internal project milestones are expected to continue throughout the remainder of summer and fall.</p> <p>The goal is to complete the Indigenous Relations Framework by November 2025.</p>	11/30/25	<ul style="list-style-type: none">Government/ Indigenous Relations & Environment

Strategy

Foster a cohesive community that supports physical and psychological well being of all residents.

Initiatives	Progress Update	Est. Completion	Collaborating Departments
 3.10 Inclusion, Diversity, Equity and Accessibility Strategy	<p>Significant progress was made on the IDEA Strategy. The IDEA Strategy, Administrative Directive, and Council Policy were drafted by the Colbourne Institute for Inclusive Leadership (CIIL), refined by the Project and Advisory Teams, and approved by the project sponsor. Employees were engaged through information sessions and invited to provide feedback on the five priority areas of the strategy, helping to inform future education and communication planning.</p> <p>Administrative Directive and the Council Policy will be presented to the Standing Committee of the Whole on July 8, 2025. The IDEA Strategy Development project is expected to conclude shortly, with a new project focused on implementing the strategy set to begin in Q3 2025.</p>	9/30/25	<ul style="list-style-type: none">Human Resources & Safety

COUNCIL STRATEGIC PRIORITY FOUR: ADAPTING TO A CHANGING NATURAL ENVIRONMENT

Build resiliency that allows the City to prepare for and respond to climate change and ensure the vitality of our land, river, natural resources, and resilient infrastructure for future generations.

Strategy	Explore innovative practices that protect waterways and green spaces, and reduce our environmental footprint.
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Projects planned for advancing this strategy have been completed.

Strategy	Develop long-range strategies that support adaptation to a changing environment and include environmental and climate risk considerations in all plans and policies.
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Development of the Resilient Infrastructure Long-Range Strategy is scheduled to start in 2026. Other planned projects for advancing this strategy have been completed.

COUNCIL STRATEGIC PRIORITY FIVE: FINANCIAL SUSTAINABILITY

Ensure responsible and transparent fiscal management, decision making and long-term financial sustainability that allows the City to respond to changes to revenue sources.




Strategy





Continue to explore opportunities to diversify revenue sources, advance investment in long-term, net positive revenue-generating infrastructure, and support alternative service delivery.

Projects planned for advancing this strategy have been completed.

Strategy

Continue to ensure efficiency in City service delivery with focus on long-term financial sustainability. This strategy includes implementation of opportunities identified in the Operational and Fiscal Review, and the implementation of the Internal Audit recommendations.

Initiatives	Summary for Council / EL Publication (Completed by Strategic Services)	End Date	Collaborating Departments
 5.8 Standardize Capital Project and Contract Management Procedures	<p>The preparation of an implementation plan following the KPMG process improvement project is underway with delays due to internal capacity constraints and competing priorities</p> <p>Next steps include developing a detailed project plan, scope, and timeline for Executive Leadership approval before implementation begins.</p>	3/31/27	<ul style="list-style-type: none"> Engineering Services
 5.9 Mature Asset Management Program	<p>In Q2 2025, the Asset Management team launched the project with a consultant to update the Asset Management Policy. Progress continued through collaboration with asset steward groups to support the development of Asset Management Plans. Implementation of the Enterprise Maintenance Management – Asset Management (EMM-AM) program, a related subtask, is also underway. Additionally, an Asset Management Analyst position was filled through the approved 2025 budget, enhancing cross-departmental support. Next steps include stakeholder engagement workshops and preparing departments for Asset Management Plans and for the implementation of the EMM-AM platform.</p>	12/31/26	<ul style="list-style-type: none"> Engineering Services
 5.13 Extending Online Options for Building and Development Application Process	<p>The software platform and vendor were selected for extending online application options. The project is scheduled to initiate in Q3 2025 and will be implemented in stages to meet Housing Accelerator Fund (HAF) funding requirements. Stage 1 implementation is planned for Q4 2025.</p>	6/30/26	<ul style="list-style-type: none"> Planning & Development

Initiatives	Summary for Council / EL Publication (Completed by Strategic Services)	End Date	Collaborating Departments
 5.14 Mature and Formalize Multi-Year Budgeting	<p>The project team completed engagement sessions with internal departments and four external municipalities. Feedback was compiled into a “What We Heard” report, which will be shared with the Advisory Committee in late July to discuss the findings and determine the next steps. A presentation to the Standing Committee of the Whole is planned for Q3 2025 to guide future direction.</p>	12/31/26	<ul style="list-style-type: none"> Financial & Strategic Services
 5.16 Enhance Records and Information Management Practices	<p>In Q2 2025, the project plan was updated and approved. Requirements for Electronic Document and Records Management Software have been identified and are being evaluated against current applications. Negotiations for acquiring a commercial scanner are progressing. Records that have met their legislated retentions have been approved for destruction and are being processed through the City's offsite secure storage provider.</p> <p>Next steps include drafting recommendations and a separate implementation plan based on software evaluation findings. A Contract Award Report will be prepared for scanner procurement, and timelines for scanner delivery and destruction completion will be finalized.</p>	12/31/25	<ul style="list-style-type: none"> Legal/ Legislative/Record Services
 5.17 Procurement Audit Implementation - Phase 1 & 2	<p>The project team focused on developing training modules related to Bids and Tenders. The overall progress has been limited due to resource constraints. Further advancement of implementation activities is pending additional capacity.</p>	3/31/26	<ul style="list-style-type: none"> Financial & Strategic Services
 5.23 IASC Annual Audit information	<p>The Internal Audit Steering Committee (IASC) directed the 2025 Resource Planning Model Review, which included internal engagement sessions, a review of leading practices, and the development of a current state assessment report with recommendations. Consultants completed the work, presented the findings and are now working on a recommended implementation plan to sequence and prioritize actions to implement recommendations.</p> <p>The Final Report is expected to be presented to the IASC in September. Alongside this work, the Committee validated its Multi-Year Workplan and confirmed that the Data Governance Framework Review will move forward in 2026. Administration is preparing a scope of work for that review, which will also be presented to the IASC for input and endorsement in September.</p>	9/30/25	<ul style="list-style-type: none"> Engineering Services

Strategy

Consider environmental, social and governance (ESG) opportunities and risks when making decisions.

Projects planned for advancing this strategy have been completed.

Initiatives Planned for Future Years

Strategic Priority	Initiatives	Start Date	Collaborating Departments
1. ECONOMIC PROSPERITY	● 1.5 Integration of Annexed Lands into City Technical Plans and Studies	1/1/26	• Planning & Development
4. ADAPTING TO A CHANGING NATURAL ENVIRONMENT	● 4.5 Resilient Infrastructure Strategy	1/1/26	• Engineering Services
5. FINANCIAL SUSTAINABILITY	● 5.10 Enhancement of Online Access to City Services	9/1/26	• Financial & Strategic Services
5. FINANCIAL SUSTAINABILITY	● 5.11 Customer Relationship Management Direction	1/1/26	• Financial & Strategic Services
5. FINANCIAL SUSTAINABILITY	● 5.12 Customer Relationship Management Implementation	1/1/27	• Financial & Strategic Services
5. FINANCIAL SUSTAINABILITY	● 5.19 Procurement Audit Implementation - Phase 3	1/1/27	• Financial & Strategic Services

Initiatives Previously Completed/Stopped During This Council Term

Strategic Priorities Grouping	Initiatives	Completed Date	Department
1. ECONOMIC PROSPERITY	✓ 1.3 Regional and Sub-Regional Economic Development	3/31/25	• Government/ Indigenous Relations & Environment
1. ECONOMIC PROSPERITY	✓ 1.4 Update of the Land Use Bylaw	3/31/25	• Planning & Development
1. ECONOMIC PROSPERITY	✓ 1.6 Green Tape 2.0	3/31/23	• Engineering Services
1. ECONOMIC PROSPERITY	✓ 1.7 Investment Attraction Strategy	3/31/23	• Economic Development
2. DOWNTOWN VIBRANCY	✓ 2.1 Downtown Area Redevelopment Plan (DARP) Update and Prioritization	1/17/24	• Planning & Development
2. DOWNTOWN VIBRANCY	● 2.2 Millennium Park Development	4/30/24	• Recreation & Parks
2. DOWNTOWN VIBRANCY	✓ 2.3 Downtown Stakeholder Coordination	12/31/23	• Economic Development
3. COMMUNITY WELL BEING	✓ 3.2 Feasibility Study for Youth Transitional Housing	8/31/24	• Community Services
3. COMMUNITY WELL BEING	✓ 3.3 Enhance Housing Options	3/31/24	• Planning & Development
3. COMMUNITY WELL BEING	✓ 3.4 Community Amenities Planning	3/31/25	• Recreation & Parks
3. COMMUNITY WELL BEING	✓ 3.5 Ownership of Community Amenities Lands	12/31/22	• Legal/Legislative/ Record Services
3. COMMUNITY WELL BEING	✓ 3.7 Municipal Naming	12/31/23	• Planning & Development
3. COMMUNITY WELL BEING	✓ 3.8 Grant Program Review	6/30/23	• Recreation & Parks
3. COMMUNITY WELL BEING	✓ 3.9 Community Social Needs Assessment	9/30/24	• Community Services
4. ADAPTING TO A CHANGING NATURAL ENVIRONMENT	✓ 4.1 Waste Minimization Strategies	3/31/23	• Public Operations

Strategic Priorities Grouping	Initiatives	Completed Date	Department
4. ADAPTING TO A CHANGING NATURAL ENVIRONMENT	✓ 4.2 Climate Adaptation Plan (Risk and Vulnerability Assessment)	12/31/23	• Government/ Indigenous Relations & Environment
4. ADAPTING TO A CHANGING NATURAL ENVIRONMENT	✓ 4.3 Energy Efficiency Community Based Programs	6/30/23	• Government/ Indigenous Relations & Environment
4. ADAPTING TO A CHANGING NATURAL ENVIRONMENT	✓ 4.4 Green Environment Strategy	12/31/23	• Government/ Indigenous Relations & Environment
5. FINANCIAL SUSTAINABILITY	✓ 5.1 Intermunicipal Partnerships	3/31/23	• Government/ Indigenous Relations & Environment
5. FINANCIAL SUSTAINABILITY	✓ 5.2 Revenue Generating Infrastructure Opportunities	9/30/22	• Public Operations
5. FINANCIAL SUSTAINABILITY	✓ 5.3 Strategic Alliance/Merger Opportunities	3/31/23	• Public Operations
5. FINANCIAL SUSTAINABILITY	✓ 5.4 Long-Term Debt Strategy	3/31/25	• Financial & Strategic Services
5. FINANCIAL SUSTAINABILITY	✓ 5.5 Arden Theatre Operating Model Options Review (may be revisited in future years)	12/31/23	• Community Services
5. FINANCIAL SUSTAINABILITY	✓ 5.6 911 Dispatch Delivery Model Review	9/30/22	• Emergency Services
5. FINANCIAL SUSTAINABILITY	✓ 5.7 Implement Direction for 911 Dispatch Delivery Model Review	6/30/23	• Emergency Services
5. FINANCIAL SUSTAINABILITY	✓ 5.15 Shared Services for Public Participation	3/31/23	• Communications & Public Affairs
5. FINANCIAL SUSTAINABILITY	✓ 5.20 Internal Audit Committee - Practice and Process	10/31/23	• Office of the DCAO
5. FINANCIAL SUSTAINABILITY	✓ 5.21 Advance Integrated Risk Management Framework and Practice	3/31/24	• Financial & Strategic Services
5. FINANCIAL SUSTAINABILITY	✓ 5.22 Process Improvements for planning, development and capital project management	9/30/24	• Engineering Services • Planning & Development

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Financial Summary

The first six months of 2025 resulted in a forecasted surplus of \$2.4 million. While details of the surplus can be found in the *Municipal and Utility Operating Summary by Function* sections, the primary contributors to the surplus include a one-time Low-Income Transit grant, lower Natural gas costs and savings in RCMP contract expenses.

Municipal

Operating:

- \$114.6 million in revenue recognized, which is 51% of forecast.
- \$111.7 million has been spent, which is 50% of forecast.

Capital:

- There is a total of 159 municipal capital projects for 2025.
- To date, \$199.6 million has been spent out of a \$492.4 million cumulative budget.

Utility

Operating:

- \$27.2 million in revenue recognized, which is 50% of forecast.
- \$21.2 million has been spent, which is 54% of forecast.

Capital:

- There is a total of 55 utility capital projects for 2025.
- To date, \$56.9 million has been spent out of a \$130.1 million cumulative budget.

Investments

The City has \$314 million in cash and investments and has earned \$4.7 million in investment income to date.

Reserves

The balance is \$214.6 million, with a forecasted year end uncommitted balance of \$55.4 million.

Debt

The City's outstanding debt is \$96.1 million, which is significantly lower than the municipal ceiling.

CITY OF ST. ALBERT
MUNICIPAL OPERATING SUMMARY BY FUNCTION
FOR THE PERIOD ENDING JUNE 30, 2025
IN THOUSANDS OF DOLLARS

	Actual YTD	Budget	Forecast	Variance
Revenue				
Council	\$4	\$20	\$20	\$0
Executive Leadership	74	405	405	0
General Government	2,467	6,159	6,276	117
Community & Recreation Services	7,533	15,502	15,619	117
Emergency Services	4,506	8,878	9,239	361
Public Operations	7,609	14,281	14,909	629
Planning & Engineering	2,827	4,830	5,022	192
Corporate Financing	89,575	173,255	174,099	844
Total Revenue	\$114,594	\$223,328	\$225,588	\$2,260

Expenses				
Council	\$433	\$1,082	\$1,082	\$0
Executive Leadership	1,084	2,444	2,435	9
General Government	13,960	32,867	32,866	1
Community & Recreation Services	15,720	34,198	33,805	393
Emergency Services	17,942	46,779	46,435	343
Public Operations	26,816	51,518	51,575	(56)
Planning & Engineering	6,065	14,328	14,385	(56)
Corporate Financing	29,658	40,112	40,651	(540)
Total Expenses	\$111,679	\$223,328	\$223,234	\$(95)

Excess of Revenue over Expenses				
Council	\$(429)	\$(1,062)	\$(1,062)	\$0
Executive Leadership	(1,011)	(2,040)	(2,030)	9
General Government	(11,494)	(26,708)	(26,590)	119
Community & Recreation Services	(8,187)	(18,696)	(18,187)	510
Emergency Services	(13,436)	(37,901)	(37,196)	705
Public Operations	(19,207)	(37,238)	(36,665)	572
Planning & Engineering	(3,238)	(9,498)	(9,363)	135
Corporate Financing	59,917	133,143	133,448	305
Total Revenue Over Expenses	\$2,916	\$0	\$2,355	\$(2,355)

*Variance represents the difference between budget and forecast amounts.

**Note: Totals may not sum exactly due to rounding.

Municipal Operating Variance Analysis (In Thousands of Dollars)

Council - \$0 net change

- No anticipated variances.

Executive Leadership - \$9 thousand lower than budget

- No significant variances.

General Government - \$119 thousand lower than budget

Revenue – \$117 thousand higher than budget

- \$60 thousand higher in web tax certificates revenue due to increased real estate volume.
- \$50 thousand higher due to higher trending of late tax payment penalty revenue.

Expense - \$1 thousand lower than budget

- No significant variances.

Community & Recreation Services - \$510 thousand lower than budget

Revenue – \$117 thousand higher than budget

- \$65 thousand higher in ice rental revenue due to increase in demand at Servus Place and Kinex.
- \$37 thousand higher in facilities rentals due to increased booking of meeting rooms and ball diamonds.
- \$25 thousand higher in recreation passes due to increased memberships.

Expense - \$393 thousand lower than budget

- \$159 thousand lower energy costs due to carbon tax elimination on natural gas.
- \$131 thousand lower due to vacancies.
- \$35 thousand lower due to savings in contract counselling session costs.

Emergency Services - \$705 thousand lower than budget

Revenue – \$361 thousand higher than budget

- \$136 thousand higher in Ambulance contract revenue for inflationary adjustment.
- \$130 thousand higher in municipal fines due to increased traffic tickets and proactive traffic programming.
- \$62 thousand higher in Ambulance billing due to surge requests from Alberta Health Services.
- \$23 thousand higher in animal licenses due to increased dog license late fees and volume.

Expense - \$343 thousand lower than budget

- \$121 thousand lower in salaries due to vacancies offset by increase in overtime costs.
- \$250 thousand lower in RCMP contract billing adjustments related to vacant positions in 2025.

Public Operations - \$572 thousand lower than budget

Revenue – \$629 thousand higher than budget

- \$559 thousand higher in grant revenues for one-time Low-Income Transit operating grant.
- \$70 thousand higher in Transit pass revenue with increased ridership.

Expense – \$56 thousand higher than budget

- \$164 higher in contracted services for snow & ice removal.
- \$106 lower in energy costs due to carbon tax elimination on natural gas.

Planning & Engineering - \$135 thousand higher than budget

Revenue – \$192 thousand higher than budget

- \$142 thousand higher in permit revenues due to busy spring for development fees, other land fees & lot grading certificates.
- \$50 thousand higher in recovered costs for street lighting.

Expense – \$56 thousand higher than budget

- \$26 thousand higher in bank charges with increased credit card utilization.
- \$15 thousand higher in contracted services for updated traffic plans & special events.

Corporate Financing - \$305 thousand higher than budget

Revenue – \$844 thousand higher than budget

- \$500 thousand higher in interest income due to higher than budgeted rates.
- \$138 thousand higher in gas franchise fees due to growth and delivery rate increase.
- \$150 thousand higher in supplementary tax billing due to stronger growth projections.
- \$48 thousand higher in recovered costs related to credit card processing fee for taxation payments.

Expense – \$540 thousand higher than budget

- \$500 thousand higher in interest expense due to higher than budgeted rates.

Municipal Capital Summary

Budget vs. Actual Comparison

Table 1 illustrates that to date \$199.7 million has been spent out of a \$492.4 million cumulative budget, with all projects on budget.

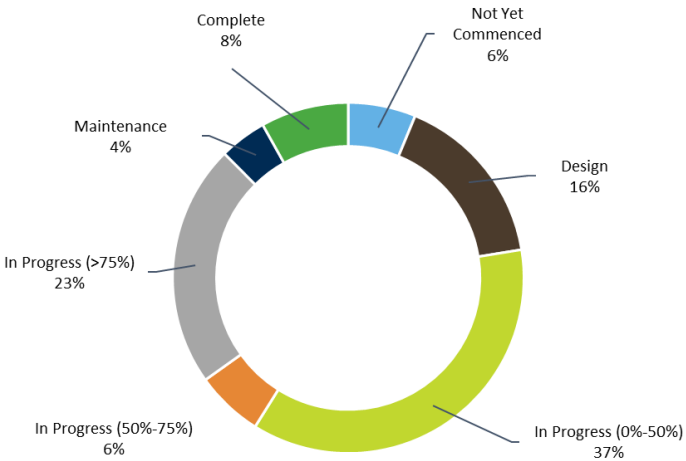
Table 1: Expenditure Summary (In Thousands of Dollars)

Year	Actuals To Date	Budget	Forecast	No. of Projects
2025	2,401	137,117	137,117	43
2024	14,432	90,811	90,811	48
2023	34,686	61,121	61,121	20
Prior	148,099	203,363	203,363	48
TOTAL	\$199,618	\$492,412	\$492,412	159

Project Status

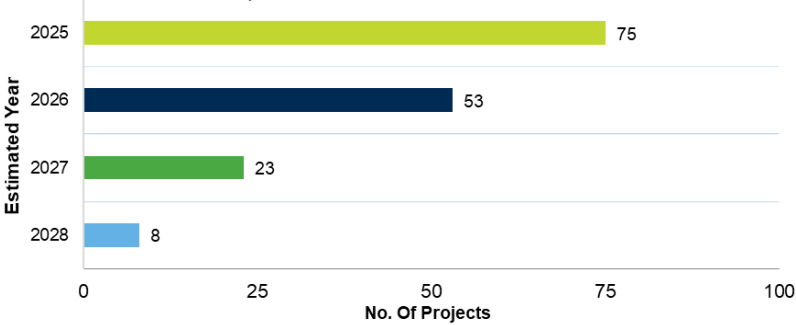
As shown in Table 2, 94% of the 159 projects are currently in progress or complete.

Table 2: Progress Status



Project Completion As the majority of the City’s projects are multi-year in nature, an estimated timeframe of when projects will be closed has been identified. Table 3 indicates that 75 projects will be closed at the end of the year.

Table 3: Estimated Completion Year



CITY OF ST. ALBERT
UTILITY OPERATING SUMMARY BY FUNCTION
FOR THE PERIOD ENDING JUNE 30, 2025
IN THOUSANDS OF DOLLARS

	Actual YTD	Budget	Forecast	Variance
Revenue				
Utility Finance	\$504	\$969	\$1,004	\$35
Water	8,755	17,342	17,543	202
Wastewater	10,005	20,402	20,416	14
Storm	3,543	7,050	7,050	0
Solid Waste Management	4,425	8,831	8,862	30
Total Revenue	\$27,232	\$54,594	\$54,875	\$281

Expenses				
Utility Finance	\$504	\$969	\$1,004	\$(35)
Water	6,655	11,564	11,769	(205)
Wastewater	8,831	16,585	16,581	5
Storm	1,134	2,064	2,061	2
Solid Waste Management	4,051	8,089	8,081	7
Total Expenses	\$21,175	\$39,271	\$39,496	\$(225)

Transfer to Reserve				
Water	\$2,100	\$5,778	\$5,774	\$3
Wastewater	1,160	3,817	3,836	(19)
Storm	2,423	4,986	4,989	(2)
Solid Waste Management	373	743	781	(38)
Total Transfer to Reserve	\$6,057	\$15,324	\$15,379	\$56

*Variance represents the difference between budget and forecast amounts.

**Note: Totals may not sum exactly due to rounding.

Utilities Operating Variance Analysis (In Thousands of Dollars)

Utility Finance - \$0 net budget

- No significant variances.

Water - \$3 thousand lower than budget

Revenue – \$202 thousand higher than budget

- \$200 higher in water connection fees due to a trending growth of development.

Expense – \$205 thousand higher than budget

- \$160 higher in meter purchase and parts due to equipment end of life cycles.

Wastewater - \$19 thousand higher than budget

- No significant variances.

Storm - \$2 higher than budget

- No significant variances.

Solid Waste Management – \$38 thousand higher than budget

Revenue – \$30 thousand higher than budget

- \$30 higher in refuse stickers due to sticker enforcement on drop off and city growth trend.

Expense - \$7 thousand lower than budget

- No significant variances.

Utility Capital Summary

Budget vs. Actual Comparison

Table 4 illustrates that to date, \$56.9 million has been spent out of a \$130.1 million cumulative budget, with:

- 54 projects on budget
- 1 project over budget

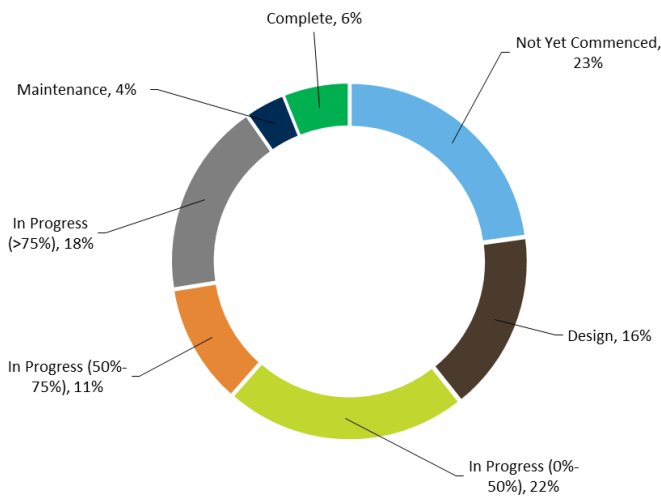
Table 4: Expenditure Summary (In Thousands of Dollars)

Year	Actuals To Date	Budget	Forecast	No. of Projects
2025	69	19,222	19,222	10
2024	3,440	22,399	22,406	14
2023	35,068	43,047	43,047	7
Prior	18,310	45,406	45,406	24
TOTAL	\$56,887	\$130,074	\$130,081	55

Project Status

As shown in Table 5, 77% of the 55 projects are currently in progress or complete.

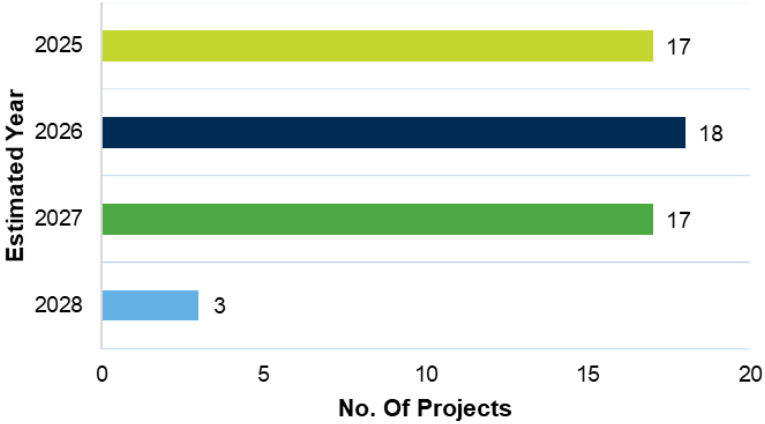
Table 5: Progress Status



Project Completion

As the majority of the City’s projects are multi-year in nature, an estimated timeframe of when projects will be closed has been identified. Table 6 indicates that 17 projects will be closed at the end of the year.

Table 6: Estimated Year of Closure



Investments

As of June 30th, 2025, the City has \$314 million in cash and investments and earned \$4.7 million in investment income.

The main objectives of the City of St. Albert’s Investment Policy, C-FS-02 are:

Capital Preservation

The City recognizes its fiduciary responsibility for stewardship of public funds. The portfolio is split between financial institutions to ensure the safety of principal and sufficient diversification, as illustrated in Table 7.

Maintenance of Liquidity

The City maintains an investment portfolio that meets its cash flow requirements. The quarterly liquidity ratio was 1.17:1.00 which is above the minimum requirement. As illustrated in Table 8, the portfolio is split between investment terms to ensure anticipated short and long-term requirements are met.

Rate of Return

The City’s investment portfolio is managed to ensure that an optimum rate of return is realized. The rate of return realized on the City’s long-term investments are below the bond rates, due to the timing of when these investments were purchased. Over time, these rates will be corrected as the investments mature and are reinvested at higher market rates.

Table 7: Portfolio Allocation (In Thousands of Dollars)

Financial Institution	Portfolio Amount	Percentage
Scotiabank	106,390	33.84%
CIBC	88,129	28.03%
BMO	69,790	22.20%
CWB	33,387	10.62%
RBC Commercial	10,975	3.49%
NBC	5,554	1.77%
Servus	200	0.06%
Total	314,425	100.00%

Table 8: Investments by Term (In Thousands of Dollars)

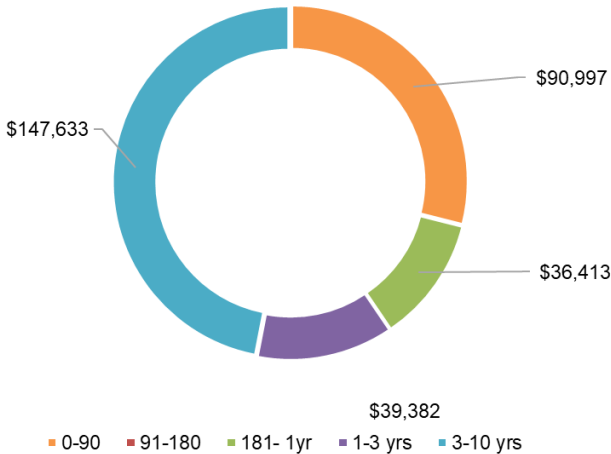


Table 9: Rate of Return Comparison

Type		St. Albert	Bank of Canada
Cash and Short Term Investments	Term	Average Portfolio Rate	T-Bill and Bond Rates
	0-90	3.54%	2.67%
	91-180	N/A	2.65%
	181- 1yr	4.95%	2.64%
	>1 - 3 yrs	5.72%	2.64% to 2.67%
Long Term Investments	>3 - 10 yrs	2.71%	2.67% to 3.32%

Reserves

As per Policy C-FS-01, Financial Reserves, the City recognizes the need to set aside funds for emergent financial needs and the replacement of existing equipment, facilities, and future projects. As illustrated in Table 10, the uncommitted balance as of June 30, 2025, is \$55.4 million, of which:

- 28% for property tax stabilization and contingency funding.
- 72% for replacement of existing equipment, infrastructure, and future capital projects.

A detailed listing of each reserve category can be found in Appendix 3.

Debt

The City uses debt as a financing tool to manage its financial position in a prudent and sustainable manner to balance the need for capital infrastructure and the City's ability to pay for it.

At June 30, 2025 the City has \$96.1 million debt outstanding. The debt relates to seven projects:

- Ray Gibbon Drive of \$29.8 million expiring in 2026, 2027, 2028, 2040, and 2041
- Range Road 260 of \$15.5 million expiring in 2041
- North St. Albert Trail of \$33.1 million expiring in 2033, 2040 and 2041
- North Interceptor Trunkline of \$7.2 million expiring in 2038
- Villeneuve Road of \$4.4 million expiring in 2033
- Fountain Park of \$3.6 million expiring in 2034
- CEIP Loan of \$2.5 million expiring in 2047

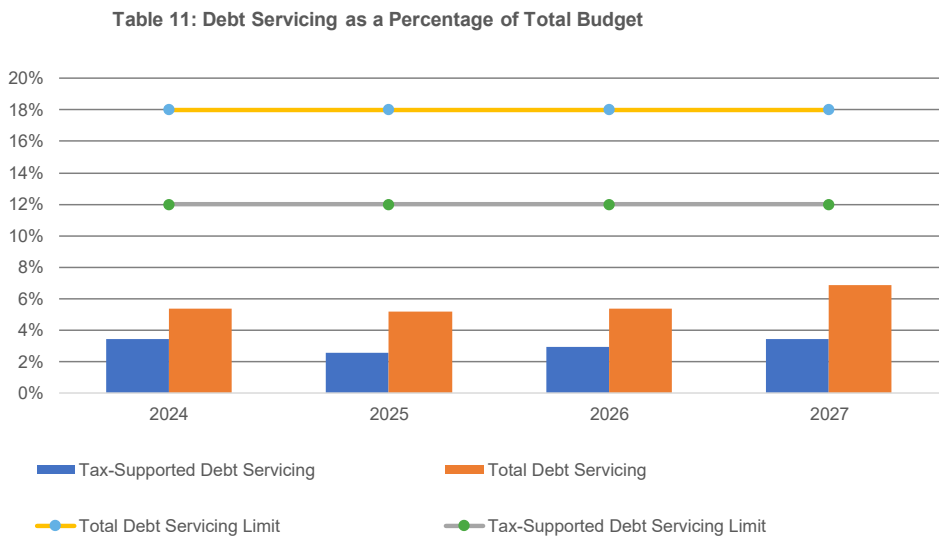
Additionally, Council has approved \$131 million in debenture funding for projects that are expected to be drawn upon in future years.

Under the Municipal Government Act (MGA) the City shall adhere to a debt limit of 1.5 times the City's revenue. In addition, the City of St. Albert's Debt Management Policy, C-FS-03, stipulates that the City shall adhere to an internal debt limit of 85 per cent of the MGA limit as well as internal debt servicing limits to support financial sustainability. The debt servicing limits are set at 18 per cent of the City's operating budget for total debt servicing and 12 per cent of the City's operating budget for tax-supported debt servicing.

Table 10: Reserve Balances (In Thousands of Dollars)

	YTD Balance	Opening Balance	Adjustments	Uncommitted Balance
Operating	\$ 24,522	\$ 24,891	\$ 9,452	15,438
Capital	132,660	109,038	72,399	36,638
Utilities	57,255	52,958	49,761	3,197
Outside Agencies	171	162	9	171
TOTAL	\$ 214,608	\$ 187,049	\$ (131,603)	\$ 55,446

As illustrated in the table below, the City’s debt servicing payments are considerably lower than the municipal and internal limits.



APPENDIX 1 - MUNICIPAL CAPITAL PROJECTS BY FUNCTION
FOR THE PERIOD ENDING JUNE 30, 2025
 IN THOUSANDS OF DOLLARS

		Project To Date	Project Budget	Forecast	Variance	Project Status
General Government						
423433	Contaminated Sites Remediation	-	30	30	0.0%	In Progress 0-50%
424433	Contaminated Sites Remediation	-	30	30	0.0%	In Progress 0-50%
421419	Energy Efficiency Replace Prgm	309	331	331	0.0%	In Progress > 75%
423419	Energy Efficiency Replace Prgm	-	131	131	0.0%	In Progress 0-50%
425419	Energy Efficiency Replace Prgm	-	131	131	0.0%	Not Yet Commenced
419427	Smart Facility Monitoring	-	30	30	0.0%	Not Yet Commenced
421427	Smart Facility Monitoring	-	81	81	0.0%	Not Yet Commenced
425509	Council Chambers & DCB AV Replace	-	293	293	0.0%	In Design
422506	Enterprise Asset Mgmt	635	6,508	6,508	0.0%	In Progress 0-50%
415508	Financial System Software	300	300	300	0.0%	Complete
416508	HRIS System Software	1,223	1,388	1,388	0.0%	In Progress > 75%
423501	IT Lifecycle Prgm	750	750	750	0.0%	Complete
424501	IT Lifecycle Prgm	245	750	750	0.0%	In Progress 50-75%
425501	IT Lifecycle Prgm	-	750	750	0.0%	In Progress 0-50%
425502	IT Office Automation	25	50	50	0.0%	In Progress 50-75%
424504	Municipal Area Network Expansion	379	390	390	0.0%	Maintenance
422507	Next Gen 911 System Replace	440	1,194	1,194	0.0%	In Progress 0-50%
420503	Non-Emergency Radio System Replace	724	1,075	1,075	0.0%	In Progress > 75%
415505	Commercial Scanner Acquisition	5	57	57	0.0%	In Progress 50-75%
Total General Government		\$5,036	\$14,270	\$14,270	0.0%	
Community & Recreation Services						
424340	Arden Theatre Lifecycle Prgm	-	33	33	0.0%	In Progress 0-50%
425340	Arden Theatre Lifecycle Prgm	-	179	179	0.0%	In Progress 0-50%
424317	Founders Walk Ph 3	-	210	210	0.0%	In Progress 0-50%
425317	Founders Walk Ph 3	-	264	264	0.0%	In Progress 0-50%
424320	Visual Arts Studio Lifecycle Prgm	-	50	50	0.0%	In Progress 0-50%
425320	Visual Arts Studio Lifecycle Prgm	-	56	56	0.0%	In Progress 0-50%
422361	ACA Rec Hub Funding	500	1,500	1,500	0.0%	In Design
423302	Aquatics Lifecycle Prgm	273	274	274	0.0%	Complete
424302	Aquatics Lifecycle Prgm	178	210	210	0.0%	In Progress > 75%
425302	Aquatics Lifecycle Prgm	-	156	156	0.0%	In Progress 0-50%
425314	Community Amenities Site Design	-	4,490	4,490	0.0%	In Design
422314	Community Amenities Site Planning	311	1,000	1,000	0.0%	In Progress > 75%
422360	Community Capital Grant Prgm	444	467	467	0.0%	In Progress > 75%
424360	Community Capital Grant Prgm	60	250	250	0.0%	In Progress > 75%
425360	Community Capital Grant Prgm	-	265	265	0.0%	In Progress 0-50%
424311	Dog Friendly Park Development	0	249	249	0.0%	In Design
422306	Kingswood Park Disc Golf Course	147	148	148	0.0%	Maintenance
424308	Lacombe Lake Dog Park Remediation	177	190	190	0.0%	In Progress > 75%
424319	Langholm Park Disc Golf	55	94	94	0.0%	In Progress > 75%
422312	Neighborhood Park Development	703	703	703	0.0%	Complete
424312	Neighborhood Park Development	26	258	258	0.0%	In Progress 0-50%
425312	Neighborhood Park Development	131	1,990	1,990	0.0%	Not Yet Commenced
424315	Oakmont Trail Ph 2	105	2,599	2,599	0.0%	In Progress 0-50%
423308	Off Leash Area Enhancements	151	200	200	0.0%	In Progress > 75%
419310	Park Signage Prgm	194	297	297	0.0%	In Progress > 75%
424307	Parks & Outdoor Recreation Amenities	76	200	200	0.0%	In Progress 50-75%
425307	Parks & Outdoor Recreation Amenities	0	544	544	0.0%	In Progress 0-50%
421313	RWP Meadowview - Construction	3,048	3,156	3,156	0.0%	Maintenance

APPENDIX 1 - MUNICIPAL CAPITAL PROJECTS BY FUNCTION (CONT'D)

		Project To Date	Project Budget	Forecast	Variance	Project Status
422313	RWP Meadowview - Construction	311	368	368	0.0%	Maintenance
425313	RWP Meadowview - Construction	142	4,718	4,718	0.0%	In Progress 0-50%
422301	Servus Lifecycle Prgm	822	823	823	0.0%	Complete
423301	Servus Lifecycle Prgm	884	970	970	0.0%	In Progress > 75%
424301	Servus Lifecycle Prgm	568	965	965	0.0%	In Progress 50-75%
425301	Servus Lifecycle Prgm	54	1,015	1,015	0.0%	In Progress 0-50%
Total Community & Recreation Services		\$9,359	\$28,887	\$28,887	0.0%	
Emergency Services						
423330	Emergency Equip Replace Plan	279	279	279	0.0%	Complete
424330	Emergency Equip Replace Plan	149	178	178	0.0%	In Progress > 75%
425330	Emergency Equip Replace Plan	81	209	209	0.0%	In Progress 0-50%
422337	Fire #1 & NABI - Decommission	449	507	507	0.0%	In Progress > 75%
420331	Fire #1 – Construction	13,976	14,100	14,100	0.0%	Complete
420332	Fire #4	2,376	19,341	19,341	0.0%	In Design
420333	Fire #4 Fire Engine	136	1,541	1,541	0.0%	In Progress 0-50%
420334	Fire Aerial Apparatus	302	3,470	3,470	0.0%	In Progress 0-50%
420335	Fire Tanker Vehicle	777	779	779	0.0%	Complete
425339	MES Bike Patrol	2	12	12	0.0%	In Progress 0-50%
424335	Municipal Enforcement Vehicle	71	158	158	0.0%	In Progress 0-50%
422334	Policing Bldg Accommodations	1,913	6,710	6,710	0.0%	In Progress 0-50%
424334	Policing Services Bldg Feasibility Study	-	150	150	0.0%	Complete
Total Emergency Services		\$20,511	\$47,432	\$47,432	0.0%	
Public Operations						
412420	Campbell Road Park & Ride	22,717	23,216	23,216	0.0%	Complete
425808	Council Chamber Bench Renewal	-	105	105	0.0%	In Design
423807	Municipal Facilities - Repairs & Renewal	10,468	10,480	10,480	0.0%	In Progress > 75%
424807	Municipal Facilities - Repairs & Renewal	3,250	12,800	12,800	0.0%	In Progress > 75%
425807	Municipal Facilities - Repairs & Renewal	-	6,000	6,000	0.0%	In Progress > 75%
422801	PW Mobile Equip Replace Plan	1,569	2,405	2,405	0.0%	In Progress 50-75%
423801	PW Mobile Equip Replace Plan	3,348	3,871	3,871	0.0%	In Progress > 75%
424801	PW Mobile Equip Replace Plan	1,737	4,499	4,499	0.0%	In Progress 0-50%
425801	PW Mobile Equip Replace Plan	1,316	5,401	5,401	0.0%	In Progress 0-50%
424808	SAP Exterior LED Lights	11	250	250	0.0%	In Progress 0-50%
424806	Shop & Yard Equip Replace	34	40	40	0.0%	In Progress > 75%
425806	Shop & Yard Equip Replace	-	55	55	0.0%	Not Yet Commenced
422350	Transit Bus Lifecycle Prgm	227	265	265	0.0%	In Progress > 75%
423350	Transit Bus Lifecycle Prgm	585	809	809	0.0%	In Progress > 75%
424350	Transit Bus Lifecycle Prgm	-	280	280	0.0%	Not Yet Commenced
425350	Transit Bus Lifecycle Prgm	118	10,516	10,516	0.0%	In Progress 0-50%
424803	Transit Garage (Liggett Place) Expansion	423	635	635	0.0%	In Progress 0-50%
425803	Transit Garage (Liggett Place) Expansion	5	12,855	12,855	0.0%	In Progress 0-50%
424351	Transit Growth Buses	-	1,834	1,834	0.0%	In Progress 0-50%
414804	Transit Smart Fare & Smart Bus	3,670	3,992	3,992	0.0%	In Progress > 75%
425809	Transit Waiting Shelters	-	74	74	0.0%	Not Yet Commenced
423814	Truck plow with sander	-	400	400	0.0%	In Progress 0-50%
Total Public Operations		\$49,479	\$100,781	\$100,781	0.0%	

APPENDIX 1 - MUNICIPAL CAPITAL PROJECTS BY FUNCTION (CONT'D)

		Project To Date	Project Budget	Forecast	Variance	Project Status
Planning & Engineering						
424409	Active Transport Plan	340	510	510	0.0%	In Progress > 75%
425409	Active Transportation	-	595	595	0.0%	In Design
423401	Arterial Rehab Prgm	118	1,636	1,636	0.0%	In Progress 0-50%
424401	Arterial Rehab Prgm	1,283	1,636	1,636	0.0%	In Progress 0-50%
425401	Arterial Rehab Prgm	9	1,636	1,636	0.0%	In Progress 0-50%
419411	Back Lanes Prgm	397	1,350	1,350	0.0%	In Progress 0-50%
422411	Back Lanes Prgm	30	710	710	0.0%	In Design
420414	Barrier Wall Study & Replace	3,195	3,768	3,768	0.0%	Maintenance
424413	Bridge Prgm	377	628	628	0.0%	In Progress 50-75%
425413	Bridge Prgm	-	755	755	0.0%	Not Yet Commenced
419415	Buildings Lifecycle Prgm	217	235	235	0.0%	In Progress > 75%
423426	Capital Projects Maintenance	56	200	200	0.0%	In Progress 0-50%
424402	Collector Roadway Prgm	597	1,235	1,235	0.0%	In Progress 50-75%
425402	Collector Roadway Prgm	-	1,235	1,235	0.0%	In Progress 0-50%
419423	Fowler Way	4,106	6,660	6,660	0.0%	In Design
423423	Fowler Way	-	4,400	4,400	0.0%	In Design
422410	Intersection Improvements	301	500	500	0.0%	In Design
423410	Intersection Improvements	99	100	100	0.0%	In Design
425436	Lakeview Business District Servicing	-	62,700	62,700	0.0%	In Design
424403	Local Roadway Prgm	1,154	1,680	1,680	0.0%	In Progress 0-50%
425403	Local Roadway Prgm	-	1,680	1,680	0.0%	In Progress 0-50%
424425	Meadowview Lane & Rail Crossing	149	340	340	0.0%	In Design
424423	Mobility Choices Strategy	90	1,000	1,000	0.0%	In Design
424406	Multi-Use Trail Rehab Prgm	60	275	275	0.0%	In Progress > 75%
425406	Multi-Use Trail Rehab Prgm	-	275	275	0.0%	In Design
419421	N SA Trail Corridor Mgmt Implement	23,769	26,500	26,500	0.0%	Maintenance
424416	Neighborhood Traffic Calming	188	363	363	0.0%	In Design
425416	Neighborhood Traffic Calming	-	483	483	0.0%	In Design
416418	Noise Attenuation Data Collection	127	200	200	0.0%	In Progress > 75%
423414	North St. Albert Trail Improvements	9,881	16,220	16,220	0.0%	In Progress > 75%
419404	Paved Parking Lot Prgm	106	165	165	0.0%	In Design
423404	Paved Parking Lot Prgm	575	611	611	0.0%	In Design
424404	Paved Parking Lot Prgm	40	750	750	0.0%	In Design
425404	Paved Parking Lot Prgm	7	150	150	0.0%	In Design
425405	Permanent Line Marking Rehab	20	225	225	0.0%	In Progress 0-50%
424430	Ray Gibbon Drive Ph 3 & 4	249	44,382	44,382	0.0%	In Progress 0-50%
420424	Ray Gibbon Improvements	28,499	28,715	28,715	0.0%	In Progress 0-50%
422412	Roadway Rehab Prgm	1,476	2,457	2,457	0.0%	In Progress 50-75%
423412	Roadway Rehab Prgm	2,412	2,477	2,477	0.0%	In Progress 50-75%
424412	Roadway Rehab Prgm	(0)	2,457	2,457	0.0%	In Progress 0-50%
425412	Roadway Rehab Prgm	57	2,301	2,301	0.0%	In Progress 0-50%
421420	RR260 - Community Amenities & Lakeview Srvc	22,053	29,773	29,773	0.0%	In Progress > 75%
423420	RR260-Road Construction	213	227	227	0.0%	In Progress > 75%
424407	Sidewalk Prgm	306	1,000	1,000	0.0%	In Progress > 75%
425407	Sidewalk Prgm	-	525	525	0.0%	In Progress 0-50%
424411	St Anne Street Backlanes Improvements	119	1,540	1,540	0.0%	In Design
425437	St. Albert Botanic Park Parking Lot Paving	-	100	100	0.0%	In Design
424417	Traffic Signal Maintenance	490	490	490	0.0%	Complete
425417	Traffic Signal Maintenance	160	565	565	0.0%	In Progress 0-50%

APPENDIX 1 - MUNICIPAL CAPITAL PROJECTS BY FUNCTION (CONT'D)

		Project To Date	Project Budget	Forecast	Variance	Project Status
425417	Traffic Signal Maintenance	160	565	565	0.0%	In Progress 0-50%
424422	Transportation Network Improvements	281	330	330	0.0%	In Progress > 75%
425422	Transportation Network Improvements	-	150	150	0.0%	In Design
424424	Transportation Network: Prelim Eng	370	559	559	0.0%	In Progress > 75%
425424	Transportation Network: Prelim Eng	8	650	650	0.0%	In Progress 0-50%
424421	Transportation Secondary Infrastructure Mgmt	75	141	141	0.0%	In Design
425421	Transportation Secondary Infrastructure Mgmt	-	141	141	0.0%	Not Yet Commenced
424408	Transportation Systems Mgmt	620	688	688	0.0%	In Progress > 75%
425408	Transportation Systems Mgmt	264	682	682	0.0%	In Progress 0-50%
422418	Villeneuve Rd Rebuild	4,059	4,097	4,097	0.0%	Maintenance
423418	Villeneuve Rd Rebuild	4,595	17,057	17,057	0.0%	In Progress 0-50%
419425	Accessibility Initiatives	51	300	300	0.0%	In Progress 0-50%
424427	Affordable & Accessible Housing Options	-	113	113	0.0%	In Progress 0-50%
425429	Badger Land Study	-	330	330	0.0%	Not Yet Commenced
422427	DARP Project Prioritization	60	165	165	0.0%	In Progress > 75%
424434	Habitat for Humanity Funding	100	100	100	0.0%	Complete
424435	Homeland Housing Supports	-	2,845	2,845	0.0%	In Progress > 75%
425438	Housing Accelerator Fund	3	11,813	11,813	0.0%	In Progress 0-50%
422429	Lakeview/Badger Lands ASP	214	250	250	0.0%	In Progress > 75%
421428	Land Use Bylaw Update	309	466	466	0.0%	In Progress > 75%
422428	Mature Neighbourhood Revitalization Strat	-	208	208	0.0%	In Progress 0-50%
418425	Municipal Development Plan	902	1,094	1,094	0.0%	In Progress 0-50%
424428	Permitting Software Modernization	-	450	450	0.0%	In Progress 0-50%
Total Planning & Engineering		\$115,235	\$301,042	\$301,042	0.0%	
		\$199,618	\$492,412	\$492,412	0.0%	

APPENDIX 2 - UTILITY CAPITAL PROJECTS BY FUNCTION

FOR THE PERIOD ENDING JUNE 30, 2025

In Thousands of Dollars

		Project To Date	Project Budget	Forecast	Variance (Project Status
Utilities						
423738	North Reservoir & Pumphouse	-	1,890	1,890	0.0%	Not Yet Commenced
421737	Pump Station & Reservoir Rehab Prgm	196	200	200	0.0%	In Progress > 75%
422737	Pump Station & Reservoir Rehab Prgm	950	1,850	1,850	0.0%	In Progress 50-75%
423737	Pump Station & Reservoir Rehab Prgm	31,716	33,383	33,383	0.0%	In Progress > 75%
424737	Pump Station & Reservoir Rehab Prgm	519	4,923	4,923	0.0%	In Progress 0-50%
424739	Utility Master Plan - WATER	0	410	410	0.0%	Not Yet Commenced
425732	Water Distribution RMR Pgm	-	4,048	4,048	0.0%	Not Yet Commenced
421730	Water Network LOS	2,312	2,440	2,440	0.0%	Maintenance
422730	Water Network LOS	1,056	4,488	4,488	0.0%	In Progress 0-50%
423730	Water Network LOS	1,246	1,840	1,840	0.0%	In Progress 50-75%
424730	Water Network LOS	1,189	2,142	2,142	0.0%	In Progress 50-75%
425731	Water Operational Asset RMR Prgm	-	621	621	0.0%	Not Yet Commenced
422735	Water System Infrastructure Rehab	493	541	541	0.0%	In Progress > 75%
423735	Water System Infrastructure Rehab	290	563	563	0.0%	In Progress 50-75%
424735	Water System Infrastructure Rehab	566	591	591	0.0%	In Progress 0-50%
425748	Jensen Lakes Non-Potable Truckfill	-	124	124	0.0%	In Progress 0-50%
422747	NE Servicing Projects	1,256	2,000	2,000	0.0%	In Design
424749	Utility Master Plan - WASTWT	-	410	410	0.0%	Not Yet Commenced
425742	WASTWT Collection RMR Prgm	3	3,474	3,474	0.0%	Not Yet Commenced
422740	WASTWT Collection System LOS	3,006	3,114	3,114	0.0%	In Progress > 75%
424740	WASTWT Collection System LOS	129	1,737	1,737	0.0%	Not Yet Commenced
424746	WASTWT Household Service Replace Prgm	418	563	563	0.0%	In Progress 50-75%
425746	WASTWT Household Service Replace Prgm	67	576	576	0.0%	In Progress 0-50%
425743	WASTWT Lift Station RMR Prgm	-	2,840	2,840	0.0%	In Design
421741	WASTWT Main Replace	651	688	688	0.0%	In Design
422741	WASTWT Main Replace	504	702	702	0.0%	In Progress > 75%
423741	WASTWT Main Replace	878	2,283	2,283	0.0%	In Progress 0-50%
424741	WASTWT Main Replace	56	1,078	1,078	0.0%	In Design
425745	WASTWT Operational Asset RMR Prgm	-	309	309	0.0%	Not Yet Commenced
421745	WASTWT Rehab Prgm	130	268	268	0.0%	In Progress 0-50%
424745	WASTWT Rehab Prgm	115	290	290	0.0%	In Progress 0-50%
420747	WASTWT SCADA System Upgrades	782	950	950	0.0%	In Progress > 75%
416457	Beaudry Place Storm Drainage Upgrade	698	750	750	0.0%	Maintenance
425756	Carrot Creek Erosion Protection	-	4,030	4,030	0.0%	Not Yet Commenced
420753	Sediment & Erosion Control	1,195	1,715	1,715	0.0%	In Progress > 75%
421753	Sediment & Erosion Control	381	1,616	1,616	0.0%	In Design
423753	Sediment & Erosion Control	914	3,059	3,059	0.0%	In Progress 50-75%
424753	Sediment & Erosion Control	31	5,274	5,274	0.0%	In Design
425755	STORM Collection & Operational Asset RMR P	-	3,168	3,168	0.0%	Not Yet Commenced
418851	STORM Infrastructure Rehab	1,584	1,922	1,922	0.0%	In Progress > 75%
420751	STORM Infrastructure Rehab	1,090	1,560	1,560	0.0%	In Progress > 75%
421751	STORM Infrastructure Rehab	62	3,105	3,105	0.0%	In Design
422751	STORM Infrastructure Rehab	12	2,075	2,075	0.0%	In Design
424751	STORM Infrastructure Rehab	-	2,064	2,064	0.0%	Not Yet Commenced
419752	STORM Mgmt LOS	1,132	3,740	3,740	0.0%	In Progress 0-50%
420752	STORM Mgmt LOS	544	1,915	1,915	0.0%	In Progress 0-50%
421752	STORM Mgmt LOS	167	9,540	9,540	0.0%	In Design
424752	STORM Mgmt LOS	-	2,098	2,098	0.0%	Not Yet Commenced

APPENDIX 2 - UTILITY CAPITAL PROJECTS BY FUNCTION (CONT'D)

		Project To Date	Project Budget	Forecast	Variance (Project Status
420754	Stormwater SCADA System Upgrades	12	130	130	0.0%	In Progress 0-50%
424759	Utility Master Plan - STORM	-	410	410	0.0%	Not Yet Commenced
419761	Recycle Yard Upgrades	70	70	70	0.0%	Complete
420761	Recycle Yard Upgrades	27	28	28	0.0%	Complete
423761	Recycle Yard Upgrades	25	30	30	0.0%	In Progress > 75%
425761	Recycling Depot Upgrades	-	33	33	0.0%	In Progress 0-50%
424762	Refuse Truck	417	410	417	-1.7%	Complete
Total Utilities		\$56,887	\$130,074	\$130,081	0.0%	
		\$56,887	\$130,074	\$130,081	0.0%	

*Project Number 4##XX - # denotes year of capital project approval

**Note: Totals may not sum exactly due to rounding.

Information on specific capital projects may be found by visiting the following site:

<https://stalbert.ca/dev/construction>

APPENDIX 3 – STATEMENT OF RESERVES

FOR THE PERIOD ENDING JUNE 30, 2025

In Thousands of Dollars

	YTD Balance	Opening Balance	Adjustments	Forecasted uncommitted Balance
	\$	\$	\$	\$
O1 Stabilization	15,018	15,027	(5,052)	9,975
O2 Operating Program	4,009	4,833	(4,422)	411
O3 Risk Management	1,396	1,399	(133)	1,266
O4 Traffic Safety	107	105	2	107
O5 Children's Festival Fund	61	61	-	61
O6 RCMP Contract Expense Reserve	1,907	1,907	-	1,907
O7 Safety Enhancement Program	865	640	(52)	588
O8 Election and Census Reserve	1,158	919	204	1,124
<u>Total Operating</u>	24,522	24,891	(9,452)	15,438
C1 Internal Financing	(1,974)	(2,415)	441	(1,974)
C2 Land & Facilities Reserve	14,869	14,937	(5,514)	9,424
C3 Off-site levy recovery fund (OLRF)	29,591	23,739	(18,051)	5,688
C4 Lifecycle	64,173	54,143	(32,518)	21,625
C5 Capital Funding	22,626	15,954	(14,776)	1,179
C6 Growth Stabilization	3,224	2,529	(1,982)	548
C7 Energy Efficiency	151	151	-	151
<u>Total Capital</u>	132,660	109,038	(72,399)	36,638
<u>Total Utilities</u>	57,255	52,958	(49,761)	3,197
OA1 Outside Agency Operating	121	112	9	121
OA2 Outside Agency Capital	50	50	0	50
<u>Total Outside Agency</u>	171	162	9	171
	214,608	187,049	(131,603)	55,446

**Note: Totals may not sum exactly due to rounding.

APPENDIX 4 GLOSSARY

TERM	DESCRIPTION
Capital Budget	Estimated expenditure and revenues based on approved projects by Council that are related to the support in City's municipal and utility infrastructure.
City Debt Limit	City ceiling which prevents the debt limit from exceeding 85 per cent of the MGA's debt limit on non-tax debt and 50 per cent of the MGA's debt limit on tax supported debt.
Debt Limit	Municipal Government Act (MGA) regulated debt limit; calculated at 1.5 times the revenue of a municipality.
Deficit	Excess of expenditure over revenue.
Expenditure	The payment of cash on the transfer of property or services for the purpose of acquiring an asset, service, or settling a loss.
Forecast	The projection of revenues and expenditures for current fiscal year.
Function	Part of the City's organizational structure.
Liquidity Ratio	Analyzes the ability to pay off liabilities. The City's minimum requirement is 1:1.
Municipal Government Act (MGA)	Provincial legislation that provides authority for municipal expenditure and revenue collection.
Operating Budget	Estimated expenditures and revenues related to current operations approved by City Council for the fiscal year.
Revenue	Sources of income used to finance the operations of the City. It includes such items as tax payments, fees or specific services, receipts from other governments, fines, grants and interest income.
Surplus	The excess of revenues over expenditures.
Utility	The city owns four utilities: water, wastewater (sewer), storm sewer, and solid waste. These utility operations are self-funded through a separate revenue structure.
Uncommitted Balance	The forecasted reserve dollar amount at year end which has not been committed to specific projects.

For More Information:

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