



The 2019 Annual Report was prepared by the Corporate Services Department. A special thanks to all staff involved for their contributions.



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# Message from the Mayor



"The basis of this document is to provide enhanced financial reporting and insight for the residents and businesses of Coaldale."

Kim Craig - Mayor

On behalf of Town Council and staff, I am excited to present our 2019 Annual Report. This document is a follow up to our 2018 Annual Report, which received the Canadian Award for Financial Reporting. We are confident that our 2019 Annual Report will yield the same success.

The basis of this document is to provide enhanced financial reporting and insight for the residents and businesses of Coaldale. Many wonderful events took place during 2019, our Centennial year. Thanks to all that made them possible!

At long last, work commenced on the 100% federally-funded Coaldale RCMP detachment building. This facility will be a tremendous addition to our community. It will create jobs, enhance police presence and facilitate the community policing model of the RCMP.

The Town has continued to demonstrate its focus on maintaining a safe community by making a significant investment into the infrastructure utilized by the Coaldale and District Emergency Services department. Work is well underway on the expansion and renovation of the Firehall, improving workplace safety for our dedicated first responders and adding needed space for training and the new apparatus. Our project, and the modern equipment inside it, is due in part to the Town's positive working relationship with Lethbridge County.

Centennial wetlands on the north-west corner of town was substantially completed in 2019. As landscaping continues in this area and on the southern portion of this stormwater management facility, it will add

significant capacity to handle stormwater events in a very aesthetic fashion. The Town continues to be committed to promoting healthy lifestyles with the addition of over two kilometers of paved pathway around the Centennial wetlands project, with more paths coming in 2020!

The year 2020 will represent the continuance of our Capital Plan. This is highlighted through increased investment in infrastructure, recreation and economic development. Planned projects include a full rebuild and streetscape enhancement to Main Street, a major pathway expansion along the south canal lateral through Coaldale, the Civic Square commercial office building and the Multi-Use Recreation Facility.





On behalf of myself, Council and our great staff, we wish you and your family well. We will get through this time together and will emerge stronger than before! Please keep safe out there. We look forward to doing our part to invest in our region's economic recovery, and feel well positioned to lead our community into the future.

Sincerely,



Kim Craig Mayor



## **Town Council**

The Town of Coaldale is an emerging community located in the heart of Southern Alberta. With a variety of recreational facilities and a diversity of amenities and tourist attractions, our municipality combines the benefits of small town living with the service provision of larger urban centres. As Council, our mission is to ensure that Coaldale continues to be a preferred place to live, work and play. Whether you're a developer or business owner seeking the "Coaldale Advantage," a prospective home buyer looking for a friendly neighbourhood, or a couple looking to retire, our community has something for everyone. If you're new to town, or simply visiting for the weekend, we encourage you to stay a little longer.



Jacen Abrey



Bill Chapman



Doreen Lloyd



**Butch Pauls** 



Roger Hohm



**Briane Simpson** 



The Town of Coaldale has six Councillors and one Mayor, all with a four-year term of office. The next election will be held October 2021. Council member roles are an at-large designation, meaning that the elected representatives represent the Town as a whole and not a particular ward or section of the Town. Council members are elected in accordance with the *Local Authorities Election Act*. Council members are compliant to the guidance of the *Municipal Government Act* (MGA) that provides a broad spectrum of powers and duties for Council members and Administration. Council meetings are held at 5:00 pm on the second and fourth Monday of each month, with the exception of July, August and December.

In October of 2017, Council identified a number of strategic priorities and key areas of focus:

- **Public Safety** Making Coaldale a safe and secure place to live, work and play no matter the season, place or time.
- Finance Provide good value for money.
- **Economic Development** Continue making Coaldale a vibrant, innovative, and inviting commerce centre.
- Stakeholders & Partnerships Open, constructive and collaborative dialogue with all stakeholders
  and partners within Coaldale and regional community, and across all levels of government, for the
  betterment of the Town and the region.
- **Communication, Marketing, and Engagement** Encourage, emphasize and practice proactive and meaningful community engagement.
- Management & Administration The Town of Coaldale becomes the Gold Standard of Municipal Administration of Canada.
- **Governance** A local government that works tirelessly to ensure Coaldale continues to be a community of choice.
- Planning & Infrastructure That the Town of Coaldale, through the application of planning and
  engineering best practices, continues to be a thriving and dynamic community that upholds the
  values of environmental stewardship, economic health, social equity, cultural vitality, and
  participative governance.
- **Recreation & Culture** That Coaldale build recreational capacity and culture by empowering, facilitating and collaborating and leveraging partnership opportunities.
- Parks & Beautification Where aesthetics and innovation drive commerce.
- Operations To provide good infrastructure stewardship and service delivery.

#### Town Administration:

The Chief Administrative Officer (CAO) is the sole administrative conduit between Town Council and the Town of Coaldale staff. The roles and responsibilities of the CAO are underpinned by Section 207 of the *Municipal Government Act* (MGA). The CAO is in charge of ensuring the implementation of Council resolutions and that departmental activities are aligned with Council's policies and strategic direction. The CAO leads the Senior Management Team and leads the implementation of the Town Council's strategic vision for Coaldale.



# Message from the Chief Administrative Officer

It's a fun time to be living, working and playing in the community of Coaldale – and the 2019 highlight reel says it all. On behalf of Town administration, I am pleased to provide a brief snapshot of 2019, Coaldale's Centennial Year.

#### Living

In March, construction for the Firehall Renovation and Expansion project kicked off. While the new portion of the building is complete (just in time for the arrival of the Town's new aerial truck!), renovations to the existing hall and the far west bay — set aside for the antique fire truck — are anticipated to be completed by the end of July 2020.

Meanwhile, the new RCMP Detachment Building on the east side of Coaldale has really started to take shape. This project was 100% funded by the Government of Canada and represents a total capital investment of \$13 million. While construction of this federal infrastructure project was slow out of the gates, they are making up for lost time. Once complete, the facility will house up to 50 employees, making Coaldale a policing hub of Southern Alberta.

Road maintenance in Coaldale has also seen service boost. In late fall, a three-in-one snow plow unit arrived on scene, allowing crews to pre-wet pavement in order to prevent the build up of snow and ice. During the budget deliberations of November, 2019 Council approved the purchase of a new street-sweeper.

#### Working

The Town continues to see strong growth in its industrial tax base. If you take a drive through the Town's Northeast Industrial Park just north of highway 3, you'll see the site of many new businesses. Council started working on the Industrial Park development back in 2009; it's incredible to see how that vision has come to fruition some 10 years later. Based on current growth rates, it is projected that the fourth and final phase of the existing Industrial Park will sell out in less than 5 years. With the arrival of new businesses follows increased tax assessment, jobs and corresponding economic spinoffs.

The design and public engagement process for the revitalization of Main Street also took place in 2019, setting us up nicely for construction in 2020.

"The new RCMP Detachment Building on the east side of Coaldale has really started to take shape....Once complete, the facility will house up to 50 employees, making Coaldale a policing hub of Southern Alberta."

Kalen Hastings - CAO

#### **Playing**

Let's start with the awesome Settler Day Parade and Coaldale Centennial festivities that took place last year. If a Town is going to turn 100, that's definitely the way to do it. But like any milestone birthday party celebration, none of it would have been possible without the countless volunteer hours that were invested to pull it off.

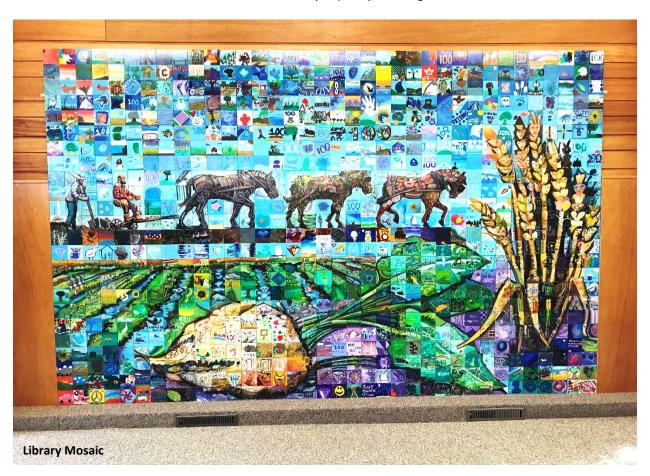


"The Eastview Park partnership with the Coaldale Kinsmen has come to fruition... In support of this vision, Town Council contributed \$100,000, and in the end, got an incredible \$500,000 asset in return."

Kalen Hastings - CAO

To commemorate Coaldale's 100<sup>th</sup>, Council approved funds to complete the Centennial Pathway project on the northwest side of Coaldale. This pathway was constructed around the perimeter of the north half of Phase 2(a) of the Malloy Drain Implementation project. This amenity will be complimented by the future arrival of the Joint High School and Multi-Use Recreation Center.

One of the most enjoyable highlights of 2019 was seeing the Eastview Park partnership with the Coaldale Kinsmen come to fruition. Like so many projects before this, the Kinsmen were instrumental in canvassing their networks and identifying generous sponsors. In support of this vision, Town Council contributed \$100,000, and in the end, got an incredible \$500,000 asset in return. That's great bang for the buck, and grassroots community capacity building at its finest.





2019 was a busy year. It was also an instrumental planning and design year for a number of projects that will break ground in 2020.

We look forward to checking in with you next year.

Sincerely,

Kalen Hastings, M.A. Chief Administrative Officer



# Senior Management Team

Chief Administrative Officer – Kalen Hastings
Director of Corporate Services, Deputy CAO – Kyle Beauchamp
Director of Planning & Community Development, Deputy CAO – Spencer Croil
Director of Infrastructure & Engineering – Andrea Koester
Director of Operational Services – Justin MacPherson
Fire Chief – Kevin McKeown
Senior Advisor – Rick Robinson



# Report from the Director of Corporate Services

The 2019 Annual Report for the Town of Coaldale provides information to Town citizens and other stakeholders detailing the Town's financial performance for the year. This report also provides insight into some of the Town's innovations and accomplishments for 2019, as well as some of our major financial policies, current economic climate, and future challenges.



"A total of \$10.8 million was invested in tangible capital assets in 2019 (2018 - \$8 million)."

Kyle Beauchamp – Director of Corporate Services

The Town maintains a system of internal accounting controls designed to provide reasonable assurances for the safeguarding of assets and the reliability of financial records. These controls are subject to regular reviews and revisions as required. The Town's elected Council reviews and formally approves the audited financial statements after the Independent Auditors' Report and financial statements have

been presented by the Town's appointed auditor at a public Council meeting.

The financial statements of Town of Coaldale are prepared in accordance with Section 276 of the *Municipal Government Act* (MGA) of the Province of Alberta. These financial statements are representations of management which are prepared in accordance with Canadian Public Sector Accounting Standards. The Town's auditor, Avail LLP, has audited the 2019 financial statements and their Independent Auditors' Report is included in this Annual Report.

#### **Financial Position**

The Statement of Financial Position represents the Town's equity as of December 31, 2019. Equity consist of the excess of assets over debt and other liabilities.

#### **Financial Assets**

Financial assets represent the Town's liquid assets or assets that can become liquid within a period of one year. This includes cash, investments, accounts receivable and land held for resale. Overall, the Town's financial assets increased from \$24.1 million in 2018 to \$31.9 million in 2019. This was largely due to cash and investments increasing by \$9 million in 2019, up to a total of \$26.5 million. This is the result of a \$10 million debenture loan acquired before the end of the year for the design and construction of a future recreational facility.

These funds are currently being invested under the Town's Investment Management Policy as regulated by the MGA, to offset the related interest costs.

Accounts receivable decreased from \$2.7 million in 2018 to \$1.6 million in 2019. This relates to industrial lot sales that closed in 2018, however the funds for these were not received until early



2019. In accordance with Canadian Public Sector Accounting Standards, an allowance for uncollectable accounts receivable must be recorded in the financial statements. This allowance remained unchanged in 2019 at \$0.

Once adjusting out the \$10 million in cash acquired from the recreation centre debenture loan as previously noted, there was a \$2.2 million offset decrease in the Town's financial assets. This is the result of funds directed towards various capital projects in 2019.

#### **Financial Liabilities**

Financial liabilities for the Town increased from \$9.3 million in 2018 to \$21.6 million in 2019. This increase is largely due to debenture debt for capital projects acquired in the year; \$10 million recreational facility, \$2.1 million firehall expansion, \$0.8 million 8<sup>th</sup> street north. With borrowing rates at historical lows, the Town of Coaldale has identified debenture debt as a strategic borrowing tool for funding capital projects.

Accounts payable and accrued liabilities increased from \$1.8 million in 2018 to \$2.5 million in 2019. This is largely due to timing of payments for ongoing capital projects, and an increase in construction holdbacks payable at year-end.

Deferred revenue decreased by \$1 million in 2019, to an ending balance of \$2 million. Deferred revenue largely consists of government transfers (grants) received for capital projects that have not yet been spent. The \$1 million decrease represents funds that were spent on construction projects such as the firehall expansion.

#### **Net Financial Assets**

Net financial assets show the Town's ability to finance activities and to meet liabilities and contractual obligations. It is calculated by deducting financial assets from financial liabilities.

In 2019, financial assets decreased to \$10.2 million (\$14.7 million in 2018). The decrease represents previously accumulated financial assets that have been invested in tangible capital assets, as part of the Town's approved capital budget.

While net financial assets decreased by \$4.5 million in 2019, the net investment in tangible capital assets increased by \$8 million.

#### Non-Financial Assets

Non-financial assets consist of tangible capital assets, prepaid assets and inventory held for consumption. Total non-financial assets increased to \$105.1 million in 2019, compared to \$98 million in 2018.

A total of \$10.8 million was invested in tangible capital assets in 2019 (2018 - \$8 million). Below is a summary of the top dollar capital projects from 2019:

- Firehall expansion, \$3 million
- Civic square, \$1.7 million
- 8<sup>th</sup> street north, \$1.3 million
- Fire apparatus, \$1.2 million
- Industrial park, \$1.1 million
- Malloy Phase 2A, \$0.4 million
- Centennial pathway, \$0.3 million
- Eastview park, \$0.3 million

The additions to tangible capital assets are offset by amortization, which totaled \$2.7 million in 2019 (2018 - \$2.7 million).



Other assets totaled \$0.3 million in 2019 (2018 - \$1.3 million). The decrease is due to a \$1 million decrease in deposits on buildings and vehicles. These deposits represent cash paid in 2018, however the Town did not take ownership of the asset until 2019.

## \$16,000 2018, \$14,750 \$14,000 2017, \$13,080 2016, \$11,207 \$12,000 2019, \$10,223 \$10,000 2015, \$8,221 \$8,000 \$6,000 \$4,000 \$2,000 \$-2019 2018 2017 2016 2015

#### **NET FINANCIAL ASSETS (in thousands of dollars)**

#### **Accumulated Surplus**

The accumulated surplus reflects the net economic resources that the Town of Coaldale has built up over time. This consists of unrestricted and restricted surplus and equity in tangible capital assets. Information related to these can be found on Schedule 1 – Schedule of Accumulated Surplus, within the Audited Financial Statement section of this report.

The Town's accumulated surplus grew by 2.26% in 2019, up from \$112.7 million in 2018 to \$115.3 million in 2019.

During the year, transfers into and from restricted surplus led to a net increase of approximately \$8.2 million to a year-end figure of \$23.7 million. All changes in restricted surplus are approved by Town Council.



# \$25,000 \$23,724 \$20,000 \$15,535 \$14,306 \$15,000 \$13,547 \$11,758 \$10,000 \$5,000 Ś-2019 2018 2017 2016 2015

### **RESTRICTED SURPLUS (in thousands of dollars)**

#### **Financial Operations**

The Statement of Operations and Accumulated Surplus represents revenues earned by the Town and expenses incurred by providing municipal services.

#### Revenue

In 2019, the Town of Coaldale had operating revenues of \$17.3 million, compared to \$20.6 million in 2018.

The majority of the reason for the change is a reduction in revenues from land development and development levies. In 2018, the Town recognized \$0.8 million in revenue from development levies, while collecting \$0 for 2019. In 2018, the Town recorded highs in land sales from the North-East Industrial Park of \$3.4 million. However, for 2019 this figure was \$0.3 million. There were several lot sales near completion at the end of 2019, however, these sales did not close until 2020. As a result, the decrease in revenue is in part due to a timing difference.

Municipal tax revenue increased from \$8.2 million in 2018 to \$8.7 million in 2019. \$0.4 million of this increase is related to a special recreational tax levy for the design and construction of a recreation facility within the Town of Coaldale. The remaining increase is largely due to increased assessment figures within the Town of Coaldale. In 2019, Town Council approved a 0.74% reduction in the municipal residential tax rate.

User fees and sales of good and services represents revenue largely from utilities and user fees for public facilities / events (such as the arena, pool, rentals). This revenue remained largely unchanged from 2018 at \$5.6 million in 2019.

Government transfers related to operating are essentially operating grants the Town receives. This figure also remained relatively consistent in 2019 (\$0.8 million), compared to 2018 (\$0.8 million). These government transfers consist of MSI operating grants, policing, library and other grants received.



Government transfers related to capital are funds spent on tangible capital assets. The fluctuation of this revenue often depends on the timing and completion of the capital projects to which the funding is allocated. In 2018, this revenue totalled \$3.2 million, and was largely related to Phase 2A of the Malloy Drain project. In 2019, revenues totalled \$1.6 million and were related to the 8<sup>th</sup> street north, firehall expansion and the completion of Phase 2A of the Malloy Drain project.

Contributed tangible capital assets had revenue of \$0.8 million in 2019, compared to \$1 million in 2018. This revenue is usually irregular depending on individual circumstance. The 2019 revenue consist of contributed capital for Fire & Emergency Services, Eastview Park and Malloy Phase 2A.

#### **Expenses**

Operating expenses increased from \$16.8 million in 2018 to \$17.1 million in 2019.

Parks, recreation and culture increased by \$0.4 million through an increased investment in several different areas. This includes Coaldale's 100th Anniversary, Settler's Days, website development, communications, marketing and weed control.

Land use planning, zoning and development increased by \$0.3 million with the Town's infrastructure master plan, transportation master plan and an increase in staffing costs related to the Town's increase investment in tangible capital assets. This increase in staff costs is offset through a reduction in the cost of the Town's capital projects that would normally be paid to an external consultant.

Waste management saw a decrease of \$0.3 million with rollout of the compost program being completed in 2018. Storm and drainage also saw a decrease of \$0.3 million due to a reduction in contracted services. Roads, streets, walks and lighting saw an increase of \$0.1 million due to the first year of the Town's alley rebuild program. This program will be extended in 2020 as well.

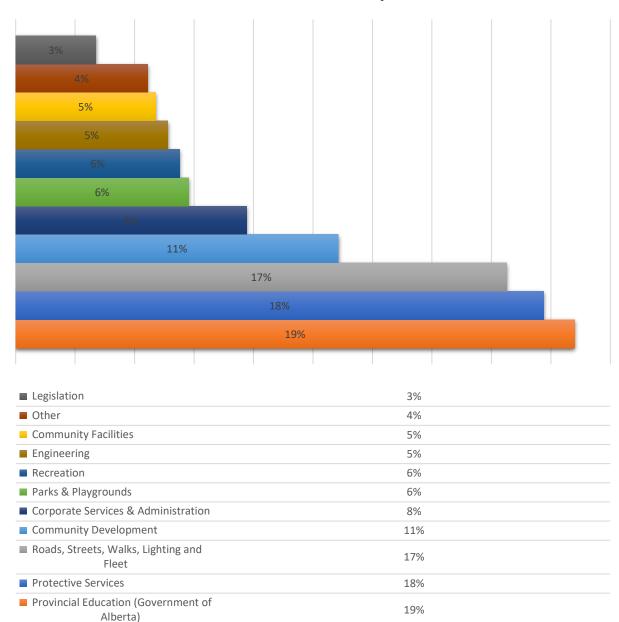
#### <u>Annual Surplus</u>

The Town's annual surplus before other (capital projects) was \$0.2 million for the year, compared to the budgeted annual surplus for the year of \$0. When including capital activity, the Town's annual surplus was \$2.6 million for 2019.





# **How Were Your Tax Dollars Spent in 2019?**



- 1. Protective Services includes: Policing (11%), Fire (5%), Emergency Management (1%) and Regulatory (1%)
- 2. Community Development includes: Community Planning (5%), Communications, Community Relations and Events (5%) and Economic Development (1%).
- 3. Other includes: Cemetery, Green Acres, FCSS and Library.



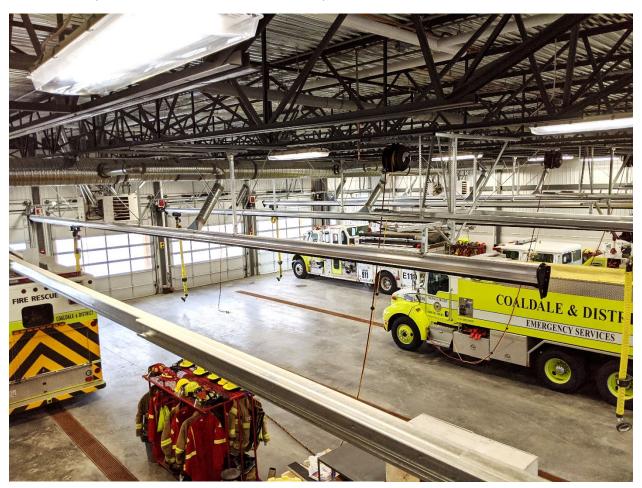
#### **Financial Management and Control**

Town of Coaldale's management is responsible for the preparation of the financial statements, procedures and internal control mechanisms. The Town maintains systems of internal accounting and administrative controls that are designed to provide reasonable assurance that the financial information is relevant, reliable and accurate and that the assets of the Town are properly accounted for and adequately safeguarded. Further to that, Town Council has adopted long-term financial policies to effect good governance, transparency, and fiscal responsibility.

#### **Financial Policies**

#### Cash and Investment Management Policy

The purpose of this policy is to establish objectives and limits for investment of funds held by the Town of Coaldale. Investments are limited to those permitted by the *Municipal Government Act*. Safety of capital is the primary objective of the investment program. Investments of the Town are to be undertaken in a manner that seeks to maintain the safety of investment principal by mitigating credit risk and interest rate risk. This policy is reviewed annually to ensure that it remains consistent with the overall objectives of the Town and our prudent and conservative investment practices.



Addition to the Coaldale & District Emergency Services Building



Our tendering and purchasing policy provides a framework for the expenditure of public funds. This policy aligns with Town Council's vision of fairness, openness and transparency. It also achieves compliance with relevant legislation.

Town of Coaldale recognizes the potential for budget over-expenditures and lack of accountability if adequate controls and policies are not in place. In that regard, this policy includes a section that provides spending authorities / limits with the objective of being an "authority's guide".

#### **Tangible Capital Assets Policy**

The purpose of this policy is to provide direction for recognizing and recording Tangible Capital Assets (TCA) on a consistent basis and in accordance with Canadian Public Sector Accounting Standards (PSAS) 3150. The principal issues in accounting for tangible capital assets are the recognition of the assets, the determination of their carrying amounts and amortization charges and the recognition of any related impairment losses. In addition, this policy covers policy and procedures to protect and control the use of all tangible capital assets and to provide accountability over tangible capital assets.

#### **Financial Management Control**

#### <u>Budget</u>

Section 242 of the *Municipal Government Act* of the Province of Alberta provides for the adoption of a budget by Town Council. Council provides budget direction to administration through the Town's Strategic Plan which in turn sets the desired service levels to be provided. The Town's budget lays out the revenues and expenses planned to deliver these services. Council typically reviews the initial budget presentation in the fall for the upcoming year. Council then provides direction to administration regarding desired service levels and the respective acceptable level of taxation to achieve those service levels.

#### **Accounting**

All financial and accounting services fall under the Corporate Services Department. Maximizing information technology allows for tight financial controls and the fulfilment of internal and external reporting requirements. Financial reports are prepared for review by Council and staff. Annual financial statements are prepared by the Corporate Services Department for the annual audit.

#### Audit

Section 280 of the *Municipal Government Act* states that "Each council must appoint one or more auditors for the municipality". Further, the Act requires the auditor to report to Council on the annual financial statements. These financial statements are the responsibility of the municipal administration. The auditor's responsibility is to express an opinion on the annual financial statements based on their audit.

Town Council is responsible for ensuring that Town Administration fulfills its responsibilities for financial reporting, internal control and risk management. Town Council is ultimately responsible for approving the Town's budget, appointing the auditor, and providing general financial authority and oversight.



#### **Economic Events**

- 2019 saw the implementation of the Town of Coaldale's 2019/2021 Capital Budget, through a total capital investment of over \$10 million in 2019.
- The Town of Coaldale's population grew to 8,691 in 2019, a 5.8% increase over the 2016 population figures of 8,215.
- Total development permits issued for new construction in 2019 totaled \$21 million.
- The Town's residential tax assessment figures increased by \$25.2 million in 2019, a 3% increase over 2018. Non-residential assessment increased by \$13.4 million in 2019, and a 13% increase over 2018.
- The Town of Coaldale celebrated it's 100<sup>th</sup> Anniversary in 2019.
- 2019 marked the first year the Town of Coaldale received the Canadian Award for Financial Reporting for our 2018 Annual Report.
- Town Council approved the volunteer firefighter property tax credit. This property tax credit supports those individuals and businesses who have volunteered a specific number of hours towards Coaldale & District Emergency Services.

#### **Meeting Future Challenges**

#### Covid-19

The Covid-19 pandemic has created economic and social challenges that will have a potentially long-lasting impact on residents and businesses of Coaldale. The Town of Coaldale is committed to working with those affected in providing assisting in these trying times. Town Council has approved measures of assistance related to the Covid 19 pandemic. Below are a few of those approved for 2020:

- A six-month deferral on all penalties relates to late payments for utility amounts.
- Extension of the property tax due date from June 30<sup>th</sup> to September 30<sup>th</sup>.
- Approval of a 0% increase in the municipal tax rate for 2020.
- Reducing late fees on property taxes by 50% after the new September 30<sup>th</sup> deadline.

#### **Asset Management**

The Town has embarked on the path to sustainability through asset management. Although this program is in its beginning stages of implementation, we are optimistic that asset management will guide future decision making with respect to our infrastructure challenges. Asset management will provide the information needed for the Town and its citizens to face the growing challenge of aging infrastructure. The true benefit is that this program will allow us to focus on the "road ahead".

#### **Maintaining Service Levels**

Balancing levels of service with fiscal responsibility is one of the Town's biggest challenges. Maintaining service standards with limited resources requires innovative approaches. Council and administration will continue to work towards best practices for the benefit of the municipality.



The Town of Coaldale remains committed to its strategic initiatives and providing best value. Our objective is to provide the highest quality of programs and services for citizens. In that regard, strategic planning has become a focus for Town Council. The Town's Strategic Plan functions as a guide for the organization during the annual budget process and in the daily delivery of Town services.

"The Town of Coaldale remains committed to its strategic initiatives and providing best value. Our objective is to provide the highest quality of programs and services for citizens."

Kyle Beauchamp – Director of Corporate Services

#### Conclusion

To conclude, the Town of Coaldale is confident that it will navigate the many challenges to come its way. Our prospects for the future are bright. We continue to maintain a relatively strong financial position. The defining characteristics of Council and staff are diversity, richness and depth of talent. With those characteristics comes the skill to be well positioned to face the many challenges and to provide services to citizens.

Respectfully submitted,

Kyle Beauchamp, CPA, CA
Director of Corporate Services

May 26, 2020



# **Municipal Awards**



Government Finance Officers Association

# Canadian Award for Financial Reporting

Presented to

Town of Coaldale Alberta

> For its Annual Financial Report for the Year Ended

December 31, 2018

Christopher P. Morrill

Executive Director/CEO

Government of Finance Officers Association of the United States and Canada (GFOA) award a Canadian Award for Financial Reporting to Town of Coaldale for its annual financial report for the fiscal year ended December 31, 2018. The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high quality financial reports and to provide peer recognition and technical guidance for officials preparing these reports.

In order to be awarded a Canadian Award for Financial Reporting, a government unit must publish an easily readable and efficient organized annual financial report, whose contents conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of financial reporting by municipal governments, and address user needs.

A Canadian Award for Financial Reporting is valid for a period of one year only. We believe our current report continues to conform to the Canadian Award for Financial Reporting program requirements, and we are submitting it to GFOA to determine its eligibility for another award.





# Message from the Fire Chief

Coaldale & District Emergency Services (CDES) staff and volunteers are thrilled to be chosen as the department to highlight for the 2019 Town of Coaldale Annual Report. Our members serve the Town of Coaldale and Lethbridge County with pride, and we are fortunate to live in such a supportive community.

As we look back at 2019, there are a lot of accomplishments that our community should be proud of. First of all, we had a record year for the number of emergency incidents attended at 420. We would not be able to provide our current level of service without the hard work, dedication, and sacrifices our volunteer firefighters make. We are incredibly thankful for our volunteers; they are here for one purpose — to serve our community and make Coaldale a safe place to live, work, and play.



"We had a record year for the number of emergency incidents attended at 420... In 1986, our department responded to 50 calls."

Kevin McKeown - Fire Chief

We had the opportunity to see some of our most significant capital initiatives in the history of our department come to fruition in 2019. First off, we received delivery of our Pierce 110' elevated platform truck. The Pierce was part of the 2018 Capital budget; however, we acquired it in May of 2019. The funding for the apparatus was costshared between the Town of Coaldale and Lethbridge County (80% Town / 20% County). The new Pierce replaced an ageing fire engine that was several years past its life cycle of 20 years. Instead of purchasing another engine, after two years of planning, we decided to diversify our fleet and purchase the elevated platform. The Pierce can do everything an engine can, plus it has the capabilities to hold more equipment, personnel, and has the added benefit of an elevated master stream - which gives us a significant tactical advantage in fighting fires.

The second large capital project we completed in 2019 was the purchase of the Alberta First Responder Radio Communication System (AFRRCS). We did a full-pledge change over to the new radio system, which included our portable radios, mobile radios, and pagers. The AFRRCS project was included in the Town of Coaldale 2019-2020 Capital Budget – funding for the new radios were cost-shared equally 50/50 between the Town of Coaldale and Lethbridge County. The AFRCCS has significantly increased our interoperability between fire services in the region and has increased safety for our firefighters.

Our third and biggest Capital project included in Council's 2019-2021 Capital Budget is the firehall addition and renovation. In 2019 we watched as construction started on Phase one and neared completion. Phase one of the two-phase project was completed in early 2020. We are grateful to all our stakeholders and the residents of Coaldale for their significant support throughout the building process. Our existing hall was built



in 1965, with an addition added in 1986. In 1986, our department responded to 50 calls, and the population of Coaldale was only 4853. Our Town has grown substantially since 1986; also, our landmass almost doubled several years ago due to annexation. Our department needs to continue providing a high level of service to the region; therefore, it was critical to have the infrastructure to be able to do that. Also, thanks to the new apparatus bays, we have been able to provide a safer workplace for our volunteer firefighters. It is no secret that firefighters suffer from higher rates of certain cancers from fighting fires. In the new hall, we have provided a diesel exhaust extraction system and an industrial washer to clean our bunker gear after each fire we attend to decrease our exposure to carcinogens.



Another exciting initiative that started in 2019 was the Kate Andrews Fire Academy in collaboration with Palliser School Division and NAIT. The first class completed their studies in May of 2020, and we eagerly look forward to the second year of the program. KAFA has provided our local high-school students with an incredible

opportunity to receive dual-credits and offer them with post-secondary education in the field of emergency services and emergency management. Our goal is to inspire students to consider further education after high school in the areas of health care or emergency response. KAFA had 12 students in Platoon One, and we expect nearly all of them to carry on and complete the second year — hopefully starting September 2020.

"The tax credits serve as a thank you and acknowledgement for their service for the community – in addition, we hope this initiative will inspire other businesses to support the fire department with daytime response and motivate others to apply to become a volunteer firefighter."

#### Kevin McKeown - Fire Chief

In 2019, Town council approved the Volunteer Firefighter Property Tax Credit and the Business tax credit. The tax credit was something we have discussed for several years and are pleased to see it being implemented in 2020. We acknowledge the immense sacrifices volunteers make every day in serving our community. Also, without the support of local businesses that allow volunteer firefighters to leave work and respond on calls, we would struggle to assemble the necessary staffing during the workweek. The tax credits serve as a thank you and acknowledgement for their service for the community – in addition, we hope this initiative will inspire other businesses to support the fire department with daytime response and motivate others to apply to become a volunteer firefighter.



In closing, I would like to thank all of our full-time staff, volunteers, Town council, Lethbridge County and our residents. Without your support, none of these initiatives would take place. We are honoured to serve the Town of Coaldale and Lethbridge County, and we are lucky to call Coaldale home – we look forward to 2020.

Sincerely,

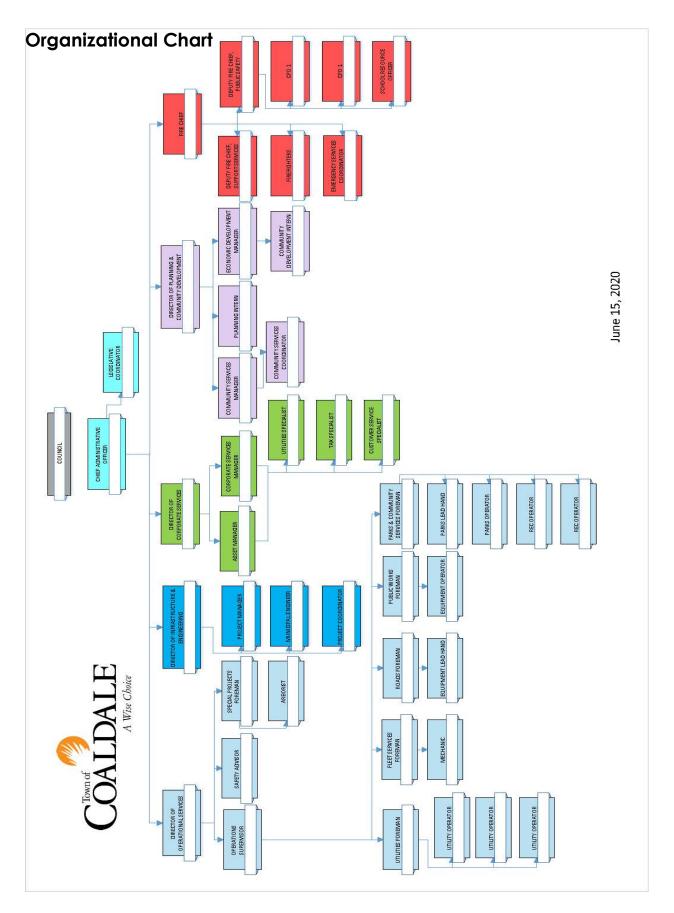
Kevin McKeown Fire Chief / ACP

Kein McKeoun



**Coaldale & District Emergency Services Building** 







## 2019 Coaldale Facts:

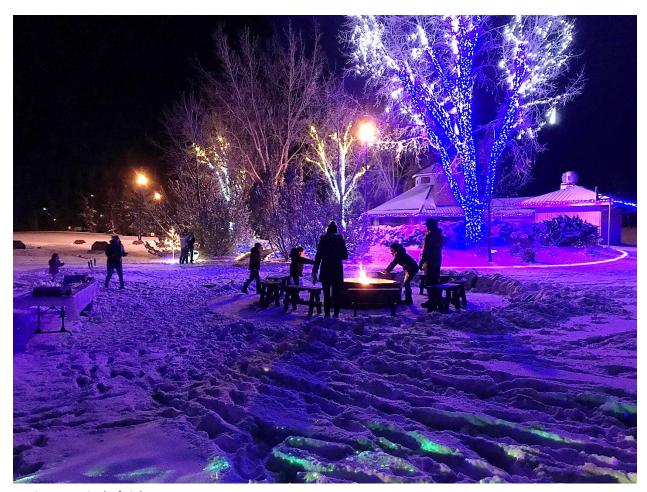
The Corporate Services department processed over 40,300 utility invoices, 423 business licenses, 3,110 cheques, 711 dog licenses and mailed out 4,750 tax notices.

Coaldale & District Emergency Services responded to a total of 420 (2018 - 392) calls in 2019. The breakdown for these calls was:

- Medical 241
- Alarms 78
- Fire 48
- Motor vehicle 46
- Mutual Aid 7

There was also a total of 42 (2018 - 42) training nights and 1,931 (2018 - 1,846) hours spent on fire fighter training for the year!

The average cost for an RCMP officer to police the Town is \$168,000.



**Winter Festival of Lights** 



Here is the cost of Coaldale's solid waste disposal, excluding collection services:

- Garbage \$115/MT
- Recycling \$115/MT
- Compost \$53.50/MT

In 2019, Coaldale produced a combined 2,840 MT (2018 – 2,802 MT) of solid waste, a 1.25% increase over 2018. This is the equivalent of 522 African Elephants, or 20 Blue Whales!

- Garbage 1,445 MT (2018 1,520 MT)
- Recycling 420 MT (2018 464 MT)
- Compost 975 MT (2018 818 MT)

The average household produced 0.92 MT (2018 – 0.91 MT) of solid waste in 2019.

The total area of Town of Coaldale is 1,415 hectares. Within that area, there are a total of 3,173 dwelling units.

The Roads Department maintains 63 km within the Town, while the utilities department maintains 65 km of water mains, 68 km of wastewater mains, 27 km of storm drainage mains and 15 storm retention/detention ponds.

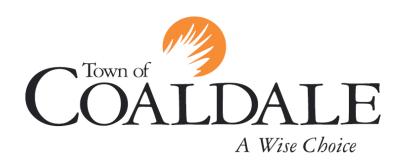
#### **Roads Department:**

- Reconstructed 4,460 m<sup>2</sup> of alley and rebuilt 800 m of gravel roadway
- Graded 44 km of alleys and 4 km of gravel roadway
- Patched 2,100 m<sup>2</sup> of asphalt and replaced 120 m of concrete sidewalk

#### **Utilities Department:**

- Flushed/cleaned 58 km of sewer lines and exercised 240 water valves
- Replaced a primary water pump for our distribution system
- Flushed all the 280 fire hydrants in the Town and painted 90 of them

2 km of paved pathways were added around the Malloy North pond.



# **FINANCIAL STATEMENTS**

Town of Coaldale, Alberta, Canada For the Year Ended December 31, 2019



# MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL REPORTING

Management of the Town of Coaldale is responsible for the integrity of the accompanying financial statements and the notes thereto. The financial statements have been prepared by management in accordance with Canadian public sector accounting standards.

To assist in meeting its responsibility, management maintains appropriate system of internal and administrative controls designed to provide reasonable assurance that transactions are appropriately authorized and accurately recorded, that assets are properly accounted for and safeguarded, and that financial information produced is relevant and reliable.

The preparation of the financial statements necessarily includes amounts which are based on the best estimates and judgements of management.

The Town Council is responsible for overseeing management in the performance of its responsibilities and for approving the financial statements. Council fulfills these responsibilities by reviewing the financial information prepared by management and discussing relevant matters with management and external auditors. Council is also responsible for recommending the appointment of the Town's external auditors.

The financial statements have been audited by the independent firm of Avail CPA, Chartered Professional Accountants. Their report to the Mayor and Town Council, stating the scope of their examination and opinion on the financial statements, follows.

Kalen Hastings, M.A. Chief Administrative Officer

April 14, 2020 Coaldale, Canada Kyle Beauchamp, CPA, CA Director of Corporate Services

April 14, 2020 Coaldale, Canada



#### INDEPENDENT AUDITORS' REPORT

To: The Mayor and Members of Council of the Town of Coaldale

#### Opinion

We have audited the consolidatedfinancial statements of the Town of Coaldale which comprise the consolidatedstatement of financial position as at December 31, 2019, and the consolidatedstatements of financial activities, change in net financial assets and cash flow for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidatedfinancial statements present fairly, in all material respects, the financial position of the Town of Coaldale as at December 31, 2019, and its results of operations 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 Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the company in accordance with the ethical requirements that are relevant to our audit of the consolidatedfinancial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these 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 Financial Statements

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

In preparing the consolidatedfinancial statements, management is responsible for assessing the company'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 company or to cease operations, or has no realistic alternative but to do so.

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

#### Auditor's Responsibilities for the Audit of the Financial Statements

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

#### **INDEPENDENT AUDITORS' REPORT, continued**

- Identify and assess the risks of material misstatement of the 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 Town's internal control.
- Evaluate the appropriateness of accounting policies used 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 Town's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the 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 auditor's report. However, future events or conditions may cause the Town to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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.

Report on Other Legal and Regulatory Requirements

- Debt Limit Regulation:
   In accordance with Alberta Regulation 255/2000, we confirm that the Town is in compliance with the Debt Limit Regulation. A detailed account of the Town's debt limit can be found in note 7.
- Supplementary Accounting Principles and Standards Regulation:
   In accordance with Alberta Regulation 313/2000, we confirm that the Town is in compliance with the Supplementary Accounting Principles and Standards Regulation and note the information required can be found in note 16.

Lethbridge, Alberta

April 14, 2020

**Chartered Professional Accountants** 

Svail LSF

## STATEMENT OF FINANCIAL POSITION

As at December 31, 2019

		2019	2018
FINANCIAL ASSETS			
Cash and temporary investments (Note 2)	\$	26,464,018	\$ 16,437,256
Receivables			
Taxes and grants in place of taxes (Note 3)		498,193	540,786
Trade and other receivables		1,083,713	2,125,643
Land held for resale		3,810,109	3,855,780
Investments (Note 4)		(8)	1,135,798
		31,856,033	24,095,263
FINANCIAL LIABILITIES			
Accounts payable and accrued liabilities		2,489,690	1,824,956
Deposit liabilities		130,029	96,290
Deferred revenue (Note 5)		2,007,610	3,045,183
Employee benefit obligations (Note 6)		275,504	312,828
Long-term debt (Note 7)		130,029 2,007,610 275,504 16,730,268 21,633,101	4,066,414
		21,633,101	9,345,671
NET FINANCIAL ASSETS		10,222,932	14,749,592
NON-FINANCIAL ASSETS			
Tangible capital assets (Schedule 2)		104,489,165	96,439,632
Other assets (Note 8)		318,142	1,279,609
Inventory for consumption		259,534	268,620
		105,066,841	97,987,861
ACCUMULATED SURPLUS (Schedule 1, Note 11)	\$	115,289,773	\$ 112,737,453
	<u> </u>		

Commitments & Contingencies (Note 17, 18)

Approved on behalf of Town Council:

Mayor - Kim Craig

**Chief Administrative Officer - Kalen Hastings** 

## STATEMENT OF OPERATIONS AND ACCUMULATED SURPLUS

For the year ended December 31, 2019

To the year ended December 61, 2010	В	Budget (Note 21)	2019	2018
REVENUES				
Net taxes available for municipal purposes (Note 12)	\$	8,737,746	\$ 8,691,912	\$ 8,187,577
User fees and sale of goods and services		5,860,618	5,584,615	5,578,776
Government transfers relating to operating (Note 13)		516,687	816,266	792,917
Land development		1,127,600	249,177	3,362,235
Franchise fees		630,000	689,227	668,742
Investment income		330,000	380,632	336,003
Development levies		-	-	799,430
Fines and penalties		766,500	679,909	711,695
Licences, permits and fees		142,800	131,570	160,761
Other		8,540	79,338	41,121
		18,120,491	17,302,646	20,639,257
EXPENSES				
Legislative		305,920	289,817	399,06
Administration		1,700,983	1,802,292	1,846,404
Policing, regulatory and emergency management		2,382,565	2,374,593	2,276,307
Fire		1,136,196	826,982	816,620
Roads, streets, walks and lighting		3,454,883	3,034,825	2,903,844
Storm and drainage		532,841	540,612	777,039
Water supply and distribution		1,585,464	1,550,539	1,617,023
Waste management		1,215,257	1,162,472	1,370,34
Wastewater treatment and disposal		1,178,618	956,039	908,113
Family and community support		112,532	104,516	85,310
Land use planning, zoning and development		1,382,699	1,297,516	941,436
Parks, recreation and culture		3,141,051	3,198,303	2,827,902
		18,129,009	17,138,506	16,769,400
ANNUAL SURPLUS (DEFICIT) BEFORE OTHER		(8,518)	164,140	3,869,857
OTHER				
Contributed tangible capital assets (Schedule 2)		582,500	756,763	1,021,783
Government transfers related to capital (Note 13)		2,192,166	1,631,417	3,157,845
		2,774,666	2,388,180	4,179,628
ANNUAL SURPLUS (DEFICIT)		2,766,148	2,552,320	8,049,485
ACCUMULATED SURPLUS, BEGINNING OF YEAR		112,737,453	112,737,453	104,687,968
ACCUMULATED SURPLUS, END OF YEAR	\$	115,503,601	\$ 115,289,773	\$ 112,737,453

## **STATEMENT OF CASH FLOWS**

For the year ended December 31, 2019

		2019		2018
NET INFLOW (OUTFLOW) OF CASH AND CASH EQUIVALENTS: OPERATING ACTIVITIES				
Annual surplus	\$	2,552,320	\$	8,049,485
·	•	2,552,520	Φ	0,049,400
Deduct items not affecting cash:		2 606 965		0.674.070
Amortization of tangible capital assets		2,696,865		2,671,072
Net loss on disposal of tangible capital assets  Contributed assets		(13,486)		(19,814)
		(756,763)		(1,021,783)
Change in non-cash items:  Receivables		4 004 502		(075 500)
· · · · · · · · · · · · · · · · · · ·		1,084,523		(875,530)
Land for resale		45,671		(1,499,630)
Inventory for consumption		9,086		1,338
Other assets		961,467		(1,274,747)
Accounts payable and accrued liabilities		664,734		278,464
Deposit liabilities		33,739		(59,314)
Deferred revenue		(1,037,573)		1,247,801
Employee benefit obligation		(37,324)		26,032
		6,203,259		7,523,374
CAPITAL ACTIVITIES				
Acquisition of tangible capital assets		(9,983,149)		(6,926,651)
Proceeds on sale of tangible capital assets		7,000		190,864
		(9,976,149)		(6,735,787)
FINANCING ACTIVITIES				
Proceeds from long-term debt issued		12,957,837		-
Long-term debt repaid		(293,983)		(290,736)
		12,663,854		(290,736)
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS		8,890,964		496,851
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR		17,573,054		17,076,203
CASH AND CASH EQUIVALENTS, BEGINNING OF TEAR		17,575,054		17,070,203
CASH AND CASH EQUIVALENTS, END OF YEAR		26,464,018		17,573,054
Cash and temporary investments (Note 2)		26,464,018		16,437,256
Investments (Note 4)		-		1,135,798
	\$	26,464,018	\$	17,573,054

## STATEMENT OF NET FINANCIAL ASSETS

For the year ended December 31, 2019

	Budget (Note 21)		2019	2018	
ANNUAL SURPLUS	\$	2,766,148	\$	2,552,320	\$ 8,049,485
Acquisition of tangible capital assets		(10,192,726)		(9,983,149)	(6,926,651)
Tangible capital assets received as contributions		(582,500)		(756,763)	(1,021,783)
Proceeds on sale of tangible capital assets		-		7,000	190,864
Amortization of tangible capital assets		2,696,865		2,696,865	2,671,072
Gain on disposal of tangible capital assets		-		(13,486)	(19,814)
		(8,078,361)		(8,049,533)	(5,106,312)
Acquisition of supplies inventory		-		(259,534)	(268,620)
Use of supplies inventory		-		268,620	269,958
Acquisition of other assets		-		(318,142)	(1,279,609)
Use of other assets		1,218,746		1,279,609	4,862
		1,218,746		970,553	(1,273,409)
INCREASE IN NET FINANCIAL ASSETS		(4,093,467)		(4,526,660)	1,669,764
NET FINANCIAL ASSETS, BEGINNING OF YEAR		14,749,592		14,749,592	13,079,828
NET FINANCIAL ASSETS, END OF YEAR	\$	10,656,125	\$	10,222,932	\$ 14,749,592

## SCHEDULE OF ACCUMULATED SURPLUS

For the year ended December 31, 2019 Schedule 1

	Unrestricted Surplus	Restricted Surplus	Equity in Tangible Capital Assets	2019	2018
ANNUAL SURPLUS	\$ 2,552,320	\$ -	\$ -	\$ 2,552,320	\$ 8,049,485
Unrestricted funds designated for future use	(3,212,931)	3,212,931	-	_	-
Restricted funds for operations	679,980	(679,980)	-	-	-
Restricted funds for tangible capital assets	-	(4,351,137)	4,351,137	-	-
Current year funds used for tangible capital assets	(5,632,017)	-	5,632,017	-	-
Contributed tangible capital assets	(756,763)	-	756,763	-	-
Disposal of tangible capital assets	(13,481)	7,000	6,481	-	-
Amortization expense	2,696,865	-	(2,696,865)	-	-
Long term debt issued	2,957,837	10,000,000	(12,957,837)	-	-
Long term debt repaid (capital)	(250,624)	-	250,624	-	-
	(3,531,134)	8,188,814	(4,657,680)	-	-
CHANGE IN ACCUMULATED SURPLUS	(978,814)	8,188,814	(4,657,680)	2,552,320	8,049,485
BALANCE, BEGINNING OF YEAR	3,383,981	15,535,474	93,817,998	112,737,453	104,687,968
BALANCE, END OF YEAR	\$ 2,405,167	\$ 23,724,288	\$ 89,160,318	\$ 115,289,773	\$ 112,737,453

## **SCHEDULE OF TANGIBLE CAPITAL ASSETS**

For the year ended December 31, 2019 Schedule 2

SoftGadio 2	2018	Additions	Contributed	Disposals	2019
COST					
Land	\$ 15,253,905	\$ 1,733,039	43,428	- \$	17,030,372
Land improvements	3,249,364	84,779	-	(33,730)	3,300,413
Engineered structures	111,137,815	1,464,989	72,619	-	112,675,423
Buildings	9,820,852	176,676	-	(8,830)	9,988,698
Machinery and equipment	3,134,969	224,773	154,451	(21,533)	3,492,660
Vehicles	3,077,226	1,431,956	312,500	(34,114)	4,787,568
Work in progress					-
Land improvements	-	473,338	173,765	-	647,103
Engineered structures	8,904	1,370,391	-	-	1,379,295
Buildings	210,189	3,023,208	-	-	3,233,397
	145,893,224	9,983,149	756,763	(98,207)	156,534,929
ACCUMULATED AMORTIZATION					
Land improvements	1,210,383	106,686	-	(34,782)	1,282,287
Engineered structures	38,252,617	1,993,632	-	(5,003)	40,241,246
Buildings	6,291,343	224,837	-	(9,564)	6,506,616
Machinery and equipment	1,702,035	160,493	-	(21,245)	1,841,283
Vehicles	1,997,214	211,217	-	(34,099)	2,174,332
	49,453,592	2,696,865	-	(104,693)	52,045,764
IET BOOK VALUE	\$ 96,439,632			•	5 104,489,16 <b>5</b>

## SCHEDULE OF SEGMENTED DISCLOSURES

For the year ended December 31, 2019 Schedule 3

	General Government	Protective Services	Transportation Services	Planning & Development	Recreation & Culture	Environmental Services	Total
REVENUE							
Net taxes available for municipal purposes (Note 12)	\$ 8,315,572	\$ -	\$ -	\$ -	\$ 376,340	\$ -	\$ 8,691,912
Sale of goods and services	69,068	537,187	6,000	-	397,673	4,574,687	5,584,615
Government transfers relating to operating (Note 13)	298,943	385,720	36,500	2,100	93,003	-	816,266
Land development	-	-	-	249,177	-	-	249,177
Franchise fees	689,227	-	-	-	-	-	689,227
Investment income	380,632	-	-	-	-	-	380,632
Other	212,513	570,654	122	72,865	34,663	-	890,817
	9,965,955	1,493,561	42,622	324,142	901,679	4,574,687	17,302,646
EXPENSES							
Salaries and wages	948,752	1,086,347	795,464	803,732	1,629,959	597,350	5,861,604
Contracted and general services	681,403	392,760	489,387	388,875	472,112	1,340,150	3,764,687
Materials, goods and utilities	267,997	1,656,429	558,817	15,091	641,720	1,010,296	4,150,350
Transfers to local boards	104,516	-	-	-	204,517	-	309,033
Interest and bank charges	9,016	-	26,066	89,818	24,189	46,440	195,529
Amortization of tangible capital assets	27,018	66,039	1,165,091	-	225,806	1,212,911	2,696,865
Other expenses	157,923	-	-	-	-	2,515	160,438
	2,196,625	3,201,575	3,034,825	1,297,516	3,198,303	4,209,662	17,138,506
OTHER							
Contributed assets	-	466,951	-	-	173,766	116,046	756,763
Government transfers relating to capital (Note 13)	-	892,000	485,251	-	-	254,166	1,631,417
	-	1,358,951	485,251	-	173,766	370,212	2,388,180
ANNUAL SURPLUS (DEFICIT)	\$ 7,769,330	\$ (349,063)	\$ (2,506,952)	\$ (973,374)	\$ (2,122,858)	\$ 735,237	\$ 2,552,320

## SCHEDULE OF SEGMENTED DISCLOSURES

For the year ended December 31, 2018 Schedule 3

onoddio o	General Government	Protective Services	Transportation Services	Planning & Development	Recreation & Culture	Environmental Services	Tota
REVENUE							
Net taxes available for municipal purposes (Note 12)	\$ 8,187,577	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,187,577
Sale of goods and services	54,664	604,791	15,266	10,400	473,423	4,420,232	5,578,776
Government transfers relating to operating (Note 13)	85,725	423,382	92,958	71,178	102,167	17,507	792,917
Land development	-	-	-	4,161,665	-	-	4,161,665
Franchise fees	668,742	-	-	-	-	-	668,742
Investment income	336,003	-	-	-	-	-	336,003
Other	184,514	585,747	847	95,901	46,568	-	913,577
	9,517,225	1,613,920	109,071	4,339,144	622,158	4,437,739	20,639,257
EXPENSES							
Salaries and wages	1,015,479	1,240,761	801,877	508,788	1,566,185	556,483	5,689,573
Contracted and general services	592,276	396,994	381,673	306,027	303,493	1,759,322	3,739,785
Materials, goods and utilities	407,038	1,438,945	539,909	10,221	586,157	1,055,057	4,037,327
Transfers to local boards	85,309	-	-	-	137,539	7,624	230,472
Interest and bank charges	3,435	-	20,717	95,315	11,679	52,103	183,249
Amortization of tangible capital assets	35,656	16,227	1,159,668	-	222,849	1,236,672	2,671,072
Other expenses	191,582	-	-	21,085	-	5,255	217,922
	2,330,775	3,092,927	2,903,844	941,436	2,827,902	4,672,516	16,769,400
OTHER							
Contributed assets	-	426,590	-	-	-	595,193	1,021,783
Government transfers relating to capital (Note 13)	-	-	-	-	-	3,157,845	3,157,845
	-	426,590	-	-	-	3,753,038	4,179,628
ANNUAL SURPLUS (DEFICIT)	\$ 7,186,450	\$ (1,052,417)	\$ (2,794,773)	\$ 3,397,708	\$ (2,205,744)	\$ 3,518,261	\$ 8,049,485

See accompanying notes to the financial statements

For the year ended December 31, 2019

The Town of Coaldale (the Town) is a municipality in the Province of Alberta, Canada and operates under the provisions of the Municipal Government Act, R.S.A., 2000, c.M-26, as amended (MGA).

#### 1. SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town are prepared by management in accordance with Canadian public sector accounting standards (PSAS). Significant aspects of the accounting policies adopted by the Town are as follows:

#### A. Reporting Entity

The financial statements reflect the revenues, expenses, assets, liabilities and accumulated surplus of the reporting entity. The reporting entity is comprised of the Town operations plus all of the organizations that are owned or controlled by the Town and are, therefore, accountable to Town Council for the administration of their financial affairs and resources.

The schedule of taxes levied also includes requisitions for education, health, social and other external organizations that are not part of the reporting entity.

The statements exclude trust assets that are administered for the benefit of external parties. Interdepartmental and organizational transactions and balances have been eliminated

#### **B.** Basis of Accounting

The financial statements are prepared using the accrual basis of accounting. Revenues are accounted for 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.

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

#### C. Use of Estimates

The preparation of financial statements requires management to make estimates and assumptions. These estimates affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Actual results could differ from management's best estimates as additional information becomes available in the future. Items requiring the use of significant estimates include the useful life of tangible capital assets, rates for amortization and estimated employee benefits. Estimates are based on the best information available at the time of preparation of the financial statements and are reviewed annually to reflect new information as it becomes available. Actual results could differ from these estimates.

#### D. Tax Revenue

Annually, the Town bills and collects property tax revenues for municipal purposes. Tax revenues are based on market value assessments determined in accordance with the MGA and annually established tax rates. Municipal tax rates are set each year by Town Council in accordance with legislation and Town Council approved policies to raise the tax revenue required to meet the Town's budget requirements. Tax revenues are recorded at the time tax billings are issued. Property assessments are subject to tax appeal. Tax revenues are recognized net of an allowance for anticipated uncollectable amounts. Requisitions operate as a flow through and are excluded from the municipal revenue.

#### **E.** Government Transfers

Government transfers are the transfer of monetary assets or tangible capital assets from other orders of government that are not the result of an exchange transaction and for which there is no expectation of repayment or direct financial return to the transferor in the future. The Town receives government transfers from the Federal and Provincial governments to fund operating and capital expenditures. These transfers to the Town are recognized as revenues when the transfers are authorized and all the eligibility criteria, if any, have been met, except when and to the extent that the transfer gives rise to an obligation that meets the definition of a liability for the recipient. Prior to that time, any amounts received, along with restricted interest thereon are recorded as deferred revenue.

Authorized transfers from the Town to other organizations or individuals are recorded as an expense when the transfer has been authorized and the eligibility criteria, if any, have been met by the recipient. The majority of transfers made by the Town are in the form of grants.

#### F. Land for Resale

Land for resale is recorded at the lower of cost and net realizable value. Cost includes amounts for land acquisition and improvements to prepare the land for sale or servicing.

#### G. Cash and Cash Equivalents

Cash and cash equivalents include demand deposits and short-term investments that are readily convertible to known amounts of cash that are subject to an insignificant risk of change in value. These short-term investments generally have a maturity of three months or less at acquisition, or are redeemable and held for the purpose of meeting short-term cash commitments rather than for investing.

For the year ended December 31, 2019

#### H. Investments

Investments are recorded at amortized cost. Investment premiums and discounts are amortized on the net present value basis over the term of the respective investments. When there has been a loss in value that is other than a temporary decline, the respective investment is written down to recognize the loss.

#### I. Non-Financial Assets

Non-financial assets are not available to discharge liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the normal course of operations.

#### i. Tangible Capital Assets

Tangible capital assets are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development or betterment of the asset. The cost, less residual value of the tangible capital assets, is amortized on a straight-line basis over the following estimated useful lives of the assets.

Land improvements	15 - 45 years
Buildings	25 - 50 years
Machinery and equipment	5 - 40 years
Vehicles	10 - 40 years
Engineered structures	5 - 75 years

Assets under construction are not amortized until the asset is available for productive use.

Tangible capital assets are written down when conditions indicate that a tangible capital asset no longer contributes to the Town's ability to provide goods and services, or that the value of future economic benefits associated with the tangible capital asset is less than its net book value.

#### ii. Contributed Tangible Capital Assets

Tangible capital assets acquired as contributions are recorded at their fair value on the date received and corresponding revenues are recorded as contributed tangible capital assets on the Statement of Operations and Accumulated Surplus.

#### iii. Leases

Leases are classified as capital or operating leases. Leases which transfer substantially all benefits and risks to the Town incidental to ownership of property are accounted for as capital leases. All other leases are accounted for as operating leases and the related lease payments, net of tenant inducements, are charged to expenses on a straight-line basis over the lease term.

#### iv. Inventory of Materials and Supplies

Inventory of materials and supplies are valued at the lower of average cost and net realizable value.

#### v. Culture, Historical and Works of Art

Works of art for display are not recorded as tangible capital assets but are disclosed.

#### J. Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic, radioactive material or live organism that exceeds an environmental standard. The liability is recorded net of any expected recoveries. A liability for remediation of a contaminated site is recognized when a site is not in productive use and is management's estimate of the cost of post-remediation including operation, maintenance and monitoring.

#### K. Equity in Tangible Capital Assets

Equity in tangible capital assets is included within accumulated surplus. It represents the investment in tangible capital assets, after deducting the portion financed by long-term debt.

#### L. Reserves for Future Expenditures

Certain amounts, as approved by Town Council, are designated within accumulated surplus as reserves for future operating and capital expenditures.

For the fiscal year ended December 31, 2019

#### 2. CASH AND TEMPORARY INVESTMENTS

	2019	2018
Cash	\$ 18,898,464	\$ 9,165,361
Temporary investments	7,565,554	7,271,895
	\$ 26,464,018	\$ 16,437,256

Temporary investments consist of short-term deposits, at cost, which approximates market value. These investments have effective interest rates ranging from the bank's prime rate less 1.40% to 1.80% (2018 - bank's prime rate less 1.40% to 1.80%) and requires 30 - 90 day notice for redemption of the investment.

Temporary investments are capable of reasonably prompt liquidation and may be used to manage the Town's cash position throughout the year from the date of purchase.

Cash on deposit earns interest at the bank's prime rate less 1.75% (2018 - bank's prime rate less 1.75%).

#### 3. TAXES AND GRANTS IN PLACE OF TAXES

	2019	)	2018
Current taxes and grants in place of taxes	\$ 405,094	\$	423,933
Arrears taxes and interest and penalties	93,099	)	116,853
	\$ 498,193	\$	540,786

#### 4. INVESTMENTS

	2019	2018
ATB Financial GIC redeemed November 2019	\$ - \$	112,210
BNS GIC redeemed November 2019	-	1,023,588
	\$ - \$	1 135 798

#### 5. DEFERRED REVENUE

Deferred revenue is comprised of the funds noted below, the use of which is externally restricted. These funds are recognized as revenue in the period they are used for the purpose specified.

Interest earned on contributions is included in contributions received. Certain deferred revenues relate to government transfers as further described in Note 13.

			Externally				
			Restricted				
		(	Contributions		Revenue		
	2018		Received		Recognized		2019
Operating:							
Property taxes for educational purposes over levied	\$ -	\$	205,926	\$	-	\$	205,926
Revenue in advance of service performed and other	108,959		116,009		108,959		116,009
Wetland Enhancement Program	39,000		-		-		39,000
MSI Operating	53,411		237,012		290,423		_
	201,370		558,947		399,382		360,935
Capital:							
Federal Gas Tax	1,327,883		29,469		-		1,357,352
MSI Capital	1,160,002		6,572		941,762		224,812
Strategic Transportation Infrastructure Program	-		500,000		435,489		64,511
Other	355,928		-		355,928		_
	2,843,813		536,041		1,733,179		1,646,675
	\$ 3,045,183	\$	1,094,988	\$	2,132,561	\$	2,007,610

For the fiscal year ended December 31, 2019

#### 6. EMPLOYEE BENEFIT OBLIGATIONS

	2	019	2018
Accrued vacation	\$ 139,	979	\$ 167,736
Accrued wages	132,	234	139,841
Banked time	3,	291	5,251
	\$ 275,	504	\$ 312,828

#### 7. LONG-TERM DEBT

#### A. Debt Payable

Debt payable includes the following amounts:

	2019	2018 Restated
Tax supported debentures	\$ 14,534,102	\$ 1,755,805
Utility supported debentures	794,745	865,829
Operating debentures	1,401,421	1,444,780
	\$ 16,730,268	\$ 4,066,414

Principal and interest payments on long-term debt for the next five years and thereafter are as follows:

	Princip	al	Interest	Total
2020	\$ 922,37	3 \$	502,851	\$ 1,425,224
2021	926,81	1	491,939	1,418,750
2022	944,78	3	467,606	1,412,389
2023	680,64	5	414,623	1,095,268
2024	671,90	9	390,389	1,062,298
Thereafter	12,583,74	7	3,698,837	16,282,584
	\$ 16,730,26	8 \$	5,966,245	\$ 22,696,513

Debenture debt is repayable to Alberta Capital Finance Authority \$15,328,847 (2018 - \$2,621,634) and ATB Financial \$1,401,421 (2018 - \$1,444,780), bearing interest at rates ranging from 2.07% to 6.25% and matures in annual amounts in periods 2021 through 2049. The average annual interest rate is 3.02% (2018 - 4.28%).

The debenture debt is issued on the credit and security of the Town at large.

Interest on long-term debt amounted to \$183,460 (2018 - \$176,641).

#### B. Debt and Debt Service Limits

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/2000 for the Town be disclosed as follows:

	2019	2018
Total debt limit per Regulation	\$ 25,953,969	\$ 30,958,889
Total debt	16,730,268	4,066,414
Percentage used (%)	64.46	13.13
Total debt service limit per Regulation	\$ 4,325,662	\$ 5,159,815
Total debt service	1,425,224	465,805
Percentage used (%)	32.95	9.03

The debt limit is calculated at 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/2000) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the municipality. Rather, the financial statements must be interpreted as a whole.

For the fiscal year ended December 31, 2019

#### 8. OTHER ASSETS

	2019	2018
Deposits:		
Buildings	\$ 195,000	\$ 30,000
Vehicles	-	1,218,746
Other	-	7,142
repaid expenses - operational	123,142	23,721
	\$ 318,142	\$ 1,279,609

## 9. EQUITY IN TANGIBLE CAPITAL ASSETS

	201	9	2018
Tangible capital assets (Schedule 2)	\$ 156,534,92	9 \$	145,893,224
Accumulated amortization (Schedule 2)	(52,045,76	4)	(49,453,592)
Long-term debt (Note 7)	(15,328,84	7)	(2,621,634)
	\$ 89,160,31	<b>B</b> \$	93,817,998

#### 10. TRUSTS UNDER ADMINISTRATION

The Town acts as a trustee for a number of third parties, holding assets comprised of cash and temporary investments, and administering them on their behalf. Amounts held in trust at year-end are as follows:

		2019	2018
Friends of the Arena:			
Local community groups	\$	69,199	\$ 59,216
Town of Coaldale portion		34,584	29,300
Communities in Bloom		-	-
	<u> </u>	103.783	\$ 88.516

## 11. ACCUMULATED SURPLUS

Accumulated surplus consists of restricted and unrestricted amounts and equity in tangible capital assets.

	2019	2018
General government operations	\$ 2,405,167	\$ 3,383,981
Restricted surplus:		
Tax rate stabilization	514,764	560,590
Reserves for future operating expenditures	976,427	1,165,804
Reserves for future capital expenditures	22,233,097	13,809,080
Equity in tangible capital assets (Note 9)	89,160,318	93,817,998
	\$ 115,289,773	\$ 112,737,453

For the fiscal year ended December 31, 2019

#### 12. NET TAXES AVAILABLE FOR MUNICIPAL PURPOSES

	Budget	2019	2018
Taxes:			
Real property taxes	\$ 10,969,107	\$ 10,834,213	\$ 10,578,176
Special tax recreation levy	402,960	376,340	-
Linear property taxes	127,752	127,752	115,206
Revenue in lieu of taxes	40,620	40,620	36,985
	11,540,439	11,378,925	10,730,367
Less taxes on behalf of:			
Alberta School Foundation Fund	2,375,626	2,239,461	2,122,925
Holy Spirit Roman Catholic Separate Regional District	292,000	312,491	294,971
Green Acres Foundation	135,067	135,061	124,894
	2,802,693	2,687,013	2,542,790
Net taxes available for municipal purposes	\$ 8,737,746	\$ 8,691,912	\$ 8,187,577

#### 13. GOVERNMENT TRANSFERS

	Budget	2019	2018
Operating transfers:			_
Federal	\$ 8,000	\$ 10,093	\$ 6,878
Provincial	473,487	769,885	699,752
Other Local Governments	35,200	36,288	86,287
	516,687	816,266	792,917
Capital transfers:			
Federal	-	-	-
Provincial	2,192,166	1,631,417	3,157,845
	2,192,166	1,631,417	3,157,845
Total Government Transfers	\$ 2,708,853	\$ 2.447.683	\$ 3,950,762

#### 14. LOCAL AUTHORITIES PENSION PLAN

All employees of the Town are members of the Local Authorities Pension Plan (LAPP), which is one of the multi-employer plans covered by the Public Sector Pension Plans Act of Alberta.

The Town is required to make current service contributions to the Plan of 9.39% of pensionable payroll up to the yearly maximum pensionable earnings (YMPE) and 13.84% thereafter. Employees of the Town are required to make current service contributions of 8.39% of pensionable salary up to YMPE and 12.84% thereafter. Contributions for current service are recorded as expenses in the year in which they become due.

Total current service contributions by the Town to the LAPP in 2019 were \$383,420 (2018 - \$373,584) and by the employees to the LAPP in 2019 were \$346,854 (2018 - \$341,177).

The LAPP reported a surplus for the overall plan as at December 31, 2018 of \$3,469,347. Information as at December 31, 2019 was not available at the time of preparing these financial statements.

#### 15. LIABILITY FOR CONTAMINATED SITES

The Town has adopted PS3260 Liability for Contaminated Sites. The Town did not identify any financial liabilities in 2019 (2018 - nil) as a result of this standard.

For the fiscal year ended December 31, 2019

#### 16. EXECUTIVE SALARIES AND BENEFITS

The following executive salaries and benefits are disclosed as required under the Supplementary Accounting Principles and Standards Regulation (AR 313/2000) of the MGA.

	Salaries	Benefits	2019	2018
Mayor:				
Craig	\$ 34,471	\$ 5,508 \$	39,979 \$	41,323
Councillors:				
Abrey	20,771	4,809	25,580	25,700
Chapman	21,471	917	22,388	22,893
Hohm	21,671	4,855	26,526	25,700
Lloyd	21,571	3,873	25,444	23,768
Pauls	21,971	1,516	23,487	22,794
Simpson	21,171	4,829	26,000	27,169
•	128,626	20,799	149,425	148,024
Chief Administrative Officer	173,095	11,660	184,755	191,071
Designated Officers (3)	325,174	76,714	401,888	399,057
	\$ 661,366	\$ 114,681 <b>\$</b>	776,047 \$	779,475

Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.

Benefits include the Town's share of all benefits and contributions made on behalf of executives, including retirement contributions, Canada Pension Plan, Employment Insurance, dental coverage, medical coverage, group life insurance, short-term disability insurance and transportation allowances.

#### 17. COMMITMENTS

The Town entered into a Municipal Police Service Agreement with the Government of Canada for the Royal Canadian Mounted Police to provide policing services until March 31, 2032. The agreement may be terminated on March 31 in any year by either party giving 24 months notice prior to the date of the intended termination. As part of the agreement, the Town will pay 100% of the cost of providing the service. The total annual cost for 2020 under the terms of the agreement are estimated to be \$1,406,240.

The Town contracts with GFL Environmental Inc. to provide solid waste, composting and recycling collection services until 2024, with the option of a 3 year renewal until 2027. Total estimated contracting costs for 2020 are \$414,000.

The Town contracts with the Lethbridge Regional Water Services Commission to supply water to the Town until January 30, 2030. The related agreement may be terminated at any time provided 12 months notice is given. The total annual cost for 2020 under the terms of the agreement are estimated to be \$795,000.

The Town entered into an agreement with Benchmark Assessment Consultants Inc. for the supply of assessment services of all lands and premises within the Town's boundaries for taxation purposes until December 31, 2021. The total annual cost for 2020 under the terms of the agreement are estimated to be \$105,000.

#### 18. CONTINGENCIES

The Town is a member of the Alberta Municipal Insurance Exchange ("MUNIX"). Under the terms of the membership, the Town 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.

For the fiscal year ended December 31, 2019

#### 19. FINANCIAL INSTRUMENTS

The Town's financial instruments consist of cash and temporary investments, trade and other receivables, investments, accounts payable and accrued liabilities, deposit liabilities and long-term debt. It is management's opinion that the Town is not exposed to significant interest, currency or credit risk arising from these financial instruments. Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

The Town is subject to credit risk with respect to taxes and grants in place of taxes and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the Town provides services may experience financial difficulty and be unable to fulfill their obligations. The large number and diversity of taxpayers and customers minimizes the credit risk.

#### 20. SEGMENT DISCLOSURES

The Schedule of Segment Disclosures - Schedule 3 has been prepared in accordance with PS2700 Segment Disclosures. Segment disclosures are intended to enable users to better understand the government reporting entity as well as the major expense and revenue activities of the Town. For each reported segment, revenues and expenses represent amounts directly or reasonably attributable to the segment.

The segments have been selected based on a presentation similar to that adopted for the municipal financial planning and budget processes.

Segments include:

#### A. General Government

General Government consists of Council & other legislative administration, corporate administration and general municipal services. Revenues and expenses that are not directly attributed to another segment are also recorded within this segment.

#### **B. Protective Services**

Protective Services is comprised of police, traffic safety, bylaw enforcement, emergency management and fire rescue.

#### C. Transportation Services

Transportation Services includes roads, bridges, sidewalks and extended shoulders for pedestrian and bike travel.

#### D. Planning & Development

Planning & Development is comprised of engineering services, land development and municipal use property activities. Land development includes the Town's role as a land developer in the areas of acquisition, development and land sales activities. Municipal use property involves the acquisition of land for municipal purposes and the disposal of land deemed surplus to municipal needs.

#### E. Recreation & Culture

Recreation & Culture includes parks and recreation, community and family services, recreation programs and facilities. Also included is the Coaldale Public Library, which is managed by a separate board.

#### F. Environmental Services

Environmental Services provides drinking water, resource recovery, storm water, solid waste collection and disposal, sanitary sewer and wastewater treatment for the Town.

#### 21. BUDGET

Budgeted information was prepared under the modified accrual method. This note provides a reconciliation between the approved budget figures disclosed in the financial statements. The budget surplus was adopted by Council on November 26, 2018.

Annual surplus	s (deficit)	\$	2,766,148
Add:	Transfers from reserves to operations		1,092,540
	Amortization expense		2,696,865
Less:	Capital expenditures		(2,774,666)
	Principal debt repayments		(353,252)
	Transfer from operations to reserves		(3,427,635)
Approved budg	get surplus	\$ <u></u>	-

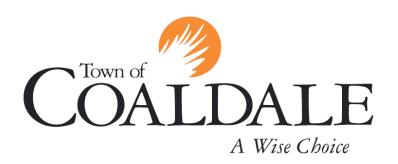
For the fiscal year ended December 31, 2019

#### 22. SUBSEQUENT EVENTS

The global coronavirus pandemic has had a significant impact on global financial markets and will have significant accounting, disclosure, and internal control implications for many entities. Some of the key impacts include, but are not limited to, interruptions of production and supply chains, unavailability of personnel, reductions in revenue, decline in value of financial investments, disruptions or stoppages in non-essential travel, and the closure of facilities and businesses. The situation is changing rapidly and the future impact on the entity is not readily determinable at this time.

#### 23. APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements on April 14, 2020.



## **UNAUDITED STATISTICAL INFORMATION**

Town of Coaldale, Alberta, Canada For the Year Ended December 31, 2019

## **Total Property Assessments**

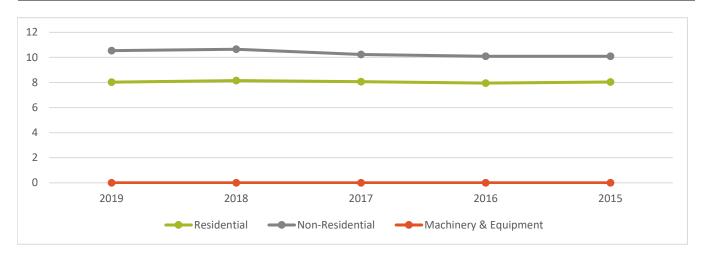
For the Years Ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	ı	2018	2017	2016	2015
Residential	\$ 883,483	\$	858,247	\$ 801,178	\$ 771,085	\$ 735,189
Farmland	493		692	306	253	259
Non-Residential	115,003		101,599	91,449	86,851	72,306
Machinery & Equipment	2,322		1,746	1,742	1,847	1,905
Exempt	117,635		107,234	103,895	98,166	88,916
Total Property Assessments	\$ 1,118,935	\$	1,069,518	\$ 998,571	\$ 958,202	\$ 898,575



## **Municipal Tax Rates - MILLS**

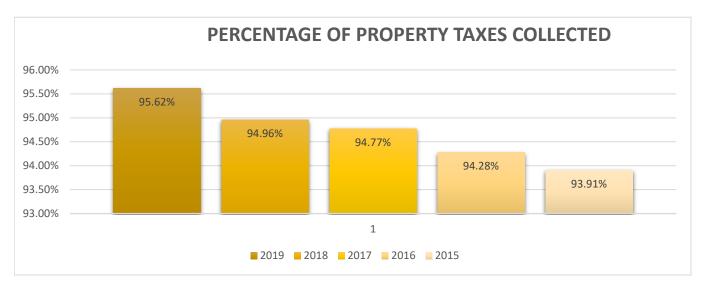
	2019	2018	2017	2016	2015
Residential	8.0227	8.1518	8.0711	7.9518	8.0411
Non-Residential	10.5451	10.6505	10.2409	10.0896	10.0896
Machinery & Equipment	0.0000	0.0000	0.0000	0.0000	0.0000



#### Taxes and Grants in Place of Taxes Receivable

For the Years Ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	2015
Current taxes and grants in place of taxes	\$ 405 \$	424 \$	398 \$	484 \$	469
Arrears taxes	93	117	116	47	65
Total	\$ 498 \$	541 \$	514 \$	531 \$	534

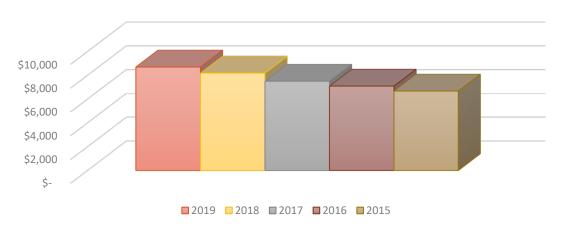


## **Property Taxes Collected**

For the Years Ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	2015
Municipal taxes	\$ 8,692	\$ 8,188	\$ 7,503	\$ 7,090	\$ 6,671
Educational requisition	2,552	2,418	2,224	2,085	1,994
Green Acres requisition	135	125	109	105	99
Taxes Levied	11,379	10,730	9,836	9,280	8,765
Total Taxes Receivable	498	541	514	531	534
Percentage Collected	95.62%	94.96%	94.77%	94.28%	93.91%

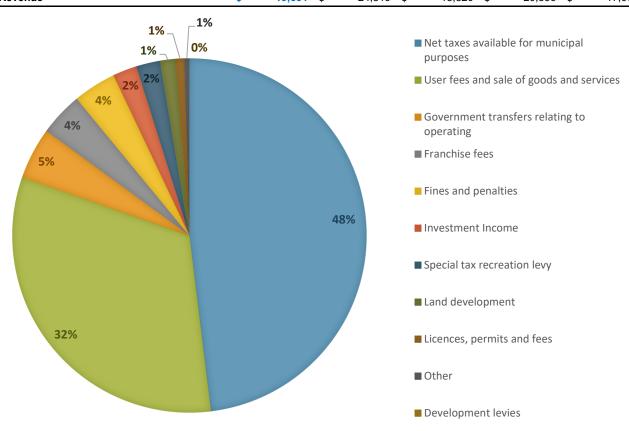
#### **MUNICIPAL PROPERTY TAXES**



## **Revenues by Source**

For the years ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017		2016	2015
Net taxes available for municipal purposes	\$ 8,316	\$ 8,188	\$ 7,503	\$	7,090	\$ 6,671
User fees and sale of goods and services	5,585	5,579	5,667		5,121	4,871
Government transfers relating to operating	816	793	870		1,809	1,835
Franchise fees	689	669	635		649	658
Fines and penalties	680	711	751		116	122
Investment Income	381	336	240		249	127
Special tax recreation levy	376	-	-		-	-
Land development	249	3,362	1,513		-	-
Licences, permits and fees	132	161	149		91	101
Other	79	41	158		168	197
Development levies	-	799	160		103	154
Total Revenue - before other	17,303	20,639	17,646	1:	5,396	14,736
Other						
Contributed tangible capital assets	757	1,022	243	:	2,995	744
Government transfers related to capital	1,631	3,158	931	:	2,505	1,593
Total Other	2,388	4,180	1,174	;	5,500	2,337
Total Revenue	\$ 19,691	\$ 24,819	\$ 18,820	\$ 2	0,896	\$ 17,073

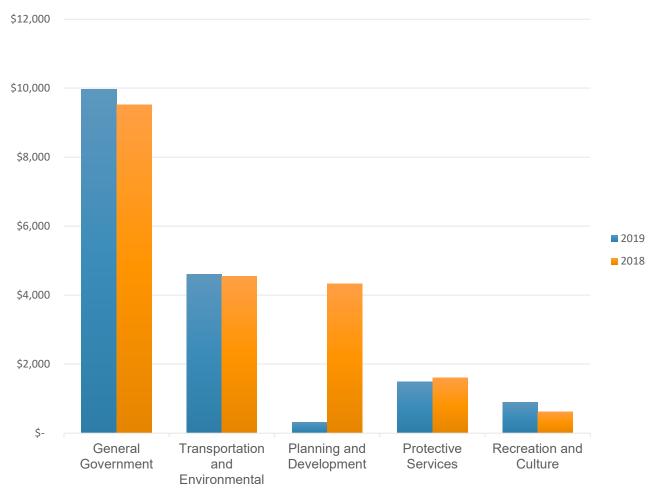


## **Revenues by Segment**

For the years ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	2015
General Government	\$ 9,966 \$	9,517	\$ 8,679 \$	8,578 \$	8,058
Transportation and Environmental	4,617	4,547	4,480	3,957	4,005
Planning and Development	324	4,339	1,934	880	719
Protective Services	1,494	1,614	1,886	1,348	1,308
Recreation and Culture	902	622	667	633	646
Total	\$ 17,303 \$	20,639	\$ 17,646 \$	15,396 \$	14,736

## 2019/2018 REVENUES BY SEGMENT

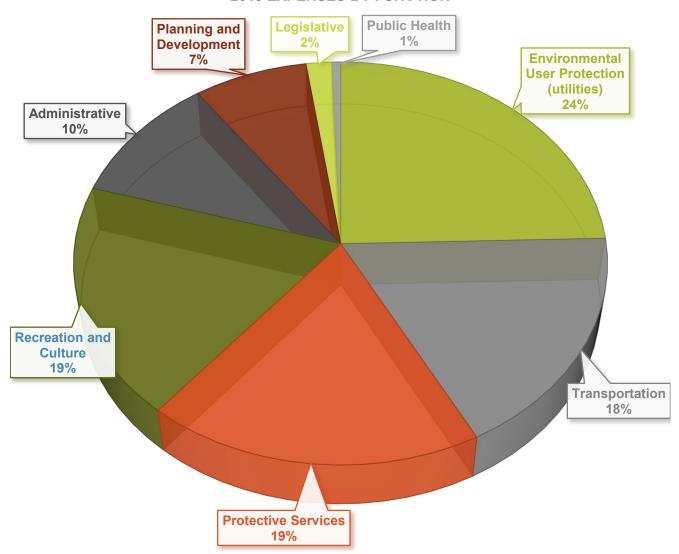


## **Expenses by Function**

For the years ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	;	2015
Environmental User Protection (utilities)	\$ 4,210 \$	3,896	\$ 3,685	\$ 3,270	\$	3,287
Transportation	3,035	3,681	3,934	3,130		2,866
Protective Services	3,202	3,093	2,976	2,411		3,258
Recreation and Culture	3,198	2,828	2,918	2,716		2,492
Administrative	1,802	1,846	1,324	1,150		835
Planning and Development	1,298	941	849	413		345
Legislative	290	399	413	438		363
Public Health	105	85	84	312		283
Total	\$ 17,139 \$	16,769	\$ 16,183	\$ 13,840	\$	13,729

## **2019 EXPENSES BY FUNCTION**



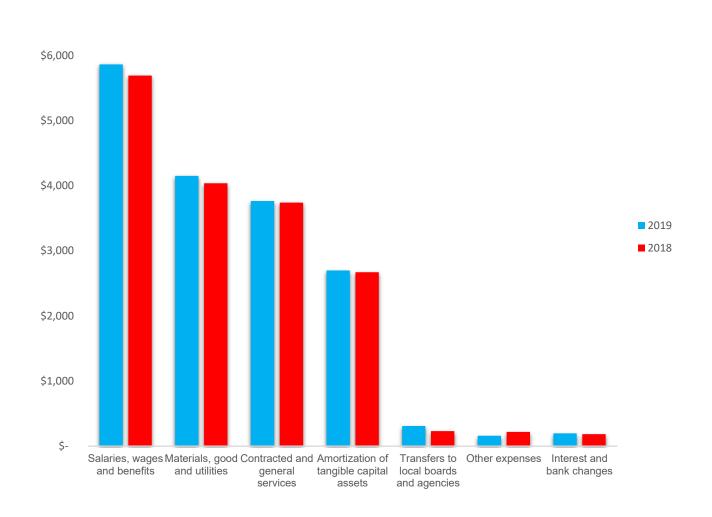
## **Expenses by Object**

For the years ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	2015
Salaries, wages and benefits	\$ 5,862 \$	5,690 \$	5,343 \$	4,523 \$	3,729
Materials, good and utilities	4,150	4,037	3,569	3,342	4,275
Contracted and general services	3,765	3,740	3,569	2,655	2,593
Amortization of tangible capital assets	2,697	2,671	2,622	2,520	2,425
Transfers to local boards and agencies	309	230	253	403	357
Other expenses	160	218	472	149	79
Interest and bank changes	196	183	355	248	271
Total	\$ 17,139 \$	16,769 \$	16,183 \$	13,840 \$	13,729

## 2019 / 2018 EXPENSES BY OBJECT

\$7,000

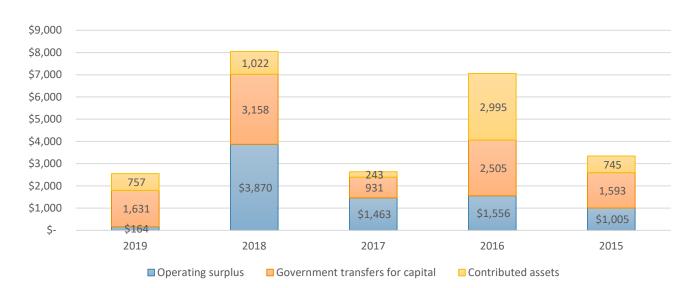


## **Annual & Accumulated Surplus**

As at December 31, 2019 - 2015

(in thousands of dollars)

	2019	2018	2017	2016	2015
Operating surplus	\$ 164 \$	3,870 \$	1,463 \$	1,556 \$	1,005
Government transfers for capital	1,631	3,158	931	2,505	1,593
Contributed assets	757	1,022	243	2,995	745
Total	\$ 2,552 \$	8,049 \$	2,637 \$	7,056 \$	3,344



	2019	2018	2017	2016	2015
Accumulated Surplus	\$ 115.290 \$	112.737 \$	104.688 \$	101.808 \$	94.752



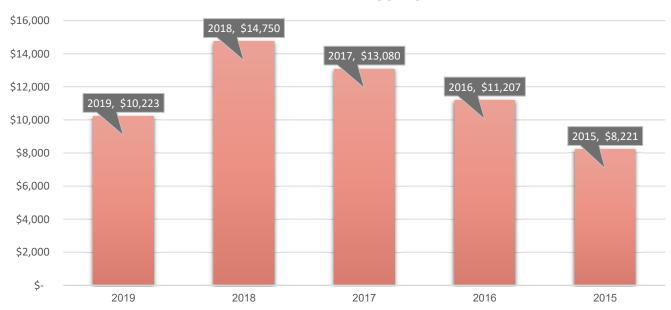
## Restricted Surplus (Reserves) & Net Financial Assets

As at December 31, 2019 - 2015 (in thousands of dollars)

#### **RESTRICTED SURPLUS**



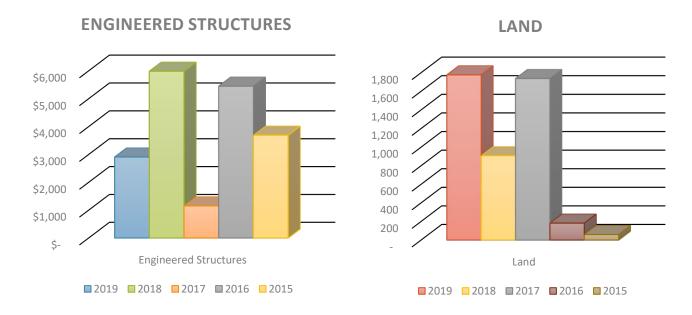
## **NET FINANCIAL ASSETS**



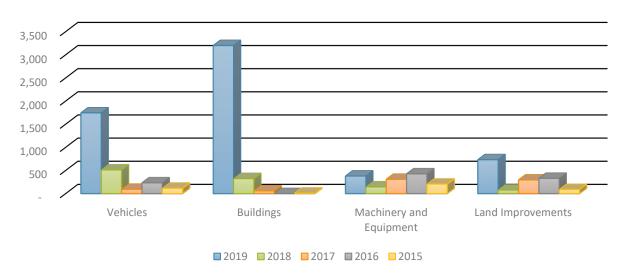
## **Capital Expenditures**

For the Years Ended December 31, 2019 - 2015 (in thousands of dollars)

	2019	2018	2017	2016	2015
Engineered Structures	\$ 2,908	\$ 5,984	\$ 1,152	\$ 5,449	\$ 3,691
Land	1,776	908	1,737	182	59
Vehicles	1,744	512	92	232	115
Buildings	3,200	323	59	1	9
Machinery and Equipment	379	144	308	427	207
Land Improvements	732	77	295	330	90
Total	\$ 10,740	\$ 7,948	\$ 3,643	\$ 6,621	\$ 4,171



## **VEHICLES, BUILDINGS, M&E, LAND IMPROVEMENTS**

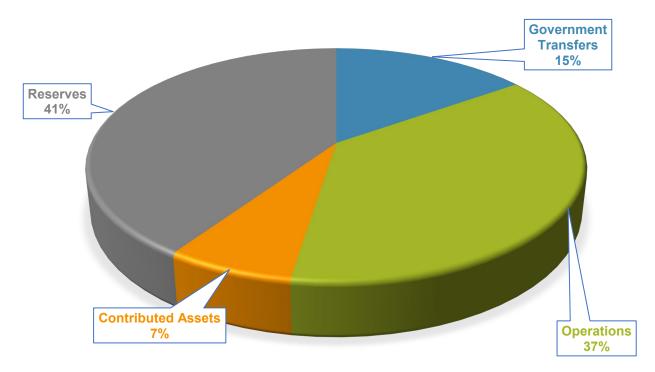


## **Capital Expenditures Sources of Financing**

For the Years Ended December 31, 2019 - 2015 (in thousands of dollars)

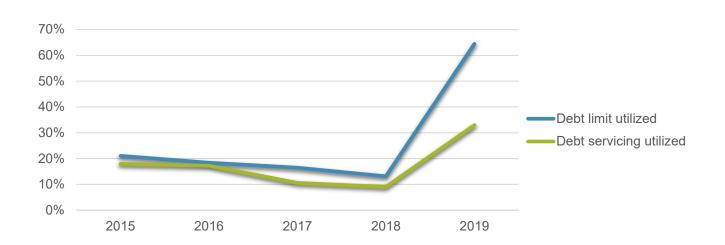
	2019	2018	2017	2016	2015
Government Transfers	\$ 1,631 \$	3,158 \$	931 \$	2,505 \$	1,593
Operations	4,001	3,083	424	57	415
Contributed Assets	757	1,022	243	2,995	744
Reserves	4,351	685	2,045	1,064	1,335
Debentures	-	-	-	-	-
Other Donations	-	-	-	-	84
Total	\$ 10,740 \$	7,948 \$	3,643 \$	6,621 \$	4,171

## 2019 CAPITAL EXPENDITURES SOURCES OF FINANCING



**Municipal Debt** As at December 31, 2015 - 2019 (in thousands of dollars)

	2015	2016	2017	2018	2019
Total debt limit	\$ 22,101 \$	23,093	\$ 26,469	\$ 30,959	\$ 25,954
Total debt	4,654	4,239	4,357	4,066	16,730
Total debt under limit	\$ 17,447 \$	18,854	\$ 22,112	\$ 26,893	\$ 9,224
Debt limit utilized	21%	18%	16%	13%	64%
Service on debt limit	\$ 3,684 \$	3,849	\$ 4,411	\$ 5,160	\$ 4,326
Service on debt	661	661	466	466	1,425
Total under service on debt limit	\$ 3,023 \$	3,188	\$ 3,945	\$ 4,694	\$ 2,900
Debt servicing utilized	18%	17%	11%	9%	33%



	2015	2016	2017	2018	2019
Tax supported debentures	\$ 3,670	\$ 3,349	\$ 2,582	\$ 2,363	\$ 14,534
Supported by utility rates	930	849	279	258	795
Operating debentures	54	41	1,496	1,445	1,401
Total Debt	4,654	4,239	4,357	4,066	16,730
Per Capita Long-Term Debt	\$ 618	\$ 563	\$ 530	\$ 495	\$ 2,037
Debt Charges as a Percentage of Expenses	1.95%	1.77%	1.37%	1.09%	1.14%
(interest on long-term debt)					

### **Planning & Development**

The Town of Coaldale is a growing community. With the assistance of the Oldman River Regional Services Commission (ORRSC), the Planning and Development department reviews and processes all forms of municipally administered planning and development proposals and applications. All work undertaken by the department and service providers such as ORRSC is in compliance with the hierarchy of plans/regulations such as the Town's Land Use Bylaw, Municipal Development Plan, Intermunicipal Development Plan, the South Saskatchewan Regional Plan, the Municipal Government Act, and the Alberta Land Stewardship Act.

Department staff provides information, interpretation, and guidance to stakeholders regarding subdivision, planning, development and design matters for all private municipally owned land within the Town of Coaldale's corporate limits.

## **Development Permits - Number of Permits**

As at December 31, 2019 - 2015

Type of Development Application	2019	2018	2017	2016	2015
Single detached dwelling	24	21	52	44	66
Semi-detached dwelling	0	1	0	1	1
Residential addition or renovation	65	55	59	48	46
Manufactured home	19	17	8	12	3
Multi-family development (3 or more)	0	0	1	0	0
Industrial	9	11	11	3	3
Commercial	4	3	3	3	1
Institutional	1	0	2	0	1
Home Occupation	23	15	20	32	12
Sign	22	30	39	32	29
Change of use	5	5	7	5	7
Demolition	3	5	7	5	6
Other	12	19	3	0	9
Total development permits	187	182	212	185	184
New dwelling units	43	40	95	58	71

### **Development Permits - Construction Value**

As at December 31, 2019 - 2015 (in thousands of dollars)

	2019	2	2018	2017	2016	<b>i</b>	2015
Single detached dwelling	\$ 7,438	\$ 6,	189 \$	16,091	\$ 11,346	\$	18,543
Semi-detached dwelling	-		300	-	300		240
Residential addition or renovation	894		915	866	717		795
Manufactured home	3,278	2,	704	1,344	2,308		595
Multi-family development (3 or more)	-		-	6,500	-		-
Industrial	8,025	3,	584	2,967	1,980		480
Commercial	612	17,	450	2,753	4,565		400
Institutional	750		-	178	-		500
Total development permits	\$ 20,997	\$ 31,	142 \$	30,697	\$ 21,215	\$	21,553

Source for the data on this page is from Town of Coaldale development figures.

## **Demographics and Statistical Information**

	2019	2018	2017	2016	2015
Total Area of Municipality (Hectares)*	1,415	1,415	799	799	799
Length of all Open Roads Maintained (Kilometers)*	63	63	51	50	48
Water Mains Length (Kilometers)*	65	65	64	64	61
Wastewater Mains Length (Kilometers)*	68	68	68	68	68
Storm Drainage Mains Length (Kilometers)*	27	27	24	24	22
Total Full-Time Municipal Positions*	48	50	47	45	42
Number of Dwelling Units*	3,173	3,141	3,063	3,014	2,965
Population	8,691	8,215	8,215	8,215	7,526

(Source: Town of Coaldale Census)

# Principal Corporate Taxpayers (alphabetical order)

Adora Kitchens Ltd.

Atco

Bethel Windows & Doors

Bos Sod Farms

Coaldale Food Market

Coaldale Home Hardware Building Centre

**CSN Kustom Auto Body** 

Fortis Alberta

Inland Screw Piling Ltd.

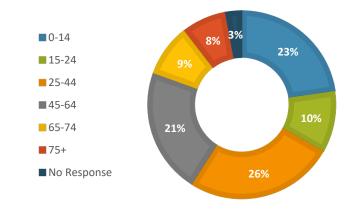
ITB - Intercontinental Truck Body

McDonald's Restaurants of Canada

Nudura

Nutrisource Inc.

## POPULATION BY AGE - 2019 TOWN OF COALDALE CENSUS



<sup>\* (</sup>Source: Town of Coaldale engineering & financial records)

