



# ANNUAL REPORT

Wheatland County  
PROVINCE OF ALBERTA  
For the year ended December 31, 2022







# Annual Report 2022

Wheatland County  
2022 Annual Report, for the year ended December 31, 2022

The Annual Report is produced by the Communications and Corporate and Financial Services departments of Wheatland County in cooperation with all departments.

Wheatland County  
242006 Range Road 243  
Wheatland County, AB T1P 2C4  
T: 403.934.3321 F: 403.934.4889  
wheatlandcounty.ca  
@wheatlandcounty



# Content

Introduction to our Stakeholders	4
Wheatland County Profile	5
Government Structure	6
County Committees	7
Message from Reeve	9
Message from CAO	10
Wheatland County Council	12
Administration Team	14
Vision, Mission, and Values	16
Strategic Planning	18
Four Key Strategic Pillars	22
Strategic Summary	24
2022 Highlights	27
Summary of Financial Information	33
Audited Financial Statements	38





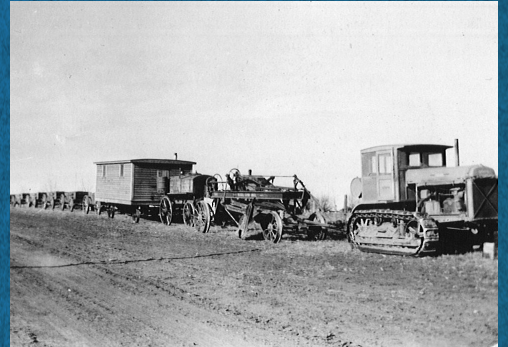
# Introduction to Our Stakeholders

---

**Wheatland County is pleased to present its Annual Report, which provides an overview of the County's corporate and financial accomplishments throughout 2022.**

These accomplishments are based on Wheatland County's Strategic Plan outlined in the report and the County's audited financial statements.

---



*The Wheatland County Annual Report is divided into four sections:*

## **>>> Introductory Section**

- An overview of Wheatland County
- Message from the Reeve and Chief Administrative Officer

## **>>> Strategic Planning Section**

- A summary of the County's financial and capital strategic plan, including Wheatland County's four strategic pillars

## **>>> Highlights Section**

- A summary of Wheatland County's 2022 highlights

## **>>> Financial Section**

- Discussion and analysis of the financial statements to enhance the reader's understanding of the County's fiscal results
- Audited financial statements, including related notes and schedules



# Wheatland County Profile

**Wheatland County is a picturesque region with a population of approximately 8,738 residents. Located in the vibrant province of Alberta, it shares borders with Rocky View County to the west, Vulcan County and Siksika Nation to the south, the County of Newell and Special Areas 2 to the east, and Kneehill County and the Town of Drumheller to the north. The natural beauty of the prairies can be seen in all parts of Wheatland County, from the golden fields near Standard to the badlands of the northeast, and the tranquility of the Bow River near Carseland.**

Wheatland County offers an ideal blend of farm, ranch, acreage, and hamlet living, and is also conveniently located next door to the City of Calgary, the fastest growing city in Canada. The proud heritage of independence and hard work is evident in the communities' farms and ranches, and their work ethic and dedicated stewardship of the land continues to be their strength. This is particularly evident with the careful growth and development of agribusiness, oil and gas, and manufacturing industries.

The population of Wheatland County is concentrated in the communities of Carseland, Gleichen, Speargrass, and Lyalta, with future population growth expected in these areas. Most households consist of couples (with or without children), accounting for 75% of the population in the County. Approximately 38% of households have children living in the home, which is higher than the national average.

Community spirit is abundant in Wheatland County and spread throughout all of the communities. Community Halls, Associations, Agricultural Societies, sports and social clubs can be found in all areas of the County, making it easy to foster connections with neighbours, family, and friends.





# Government Structure





# County Committees

## Municipal Planning Commission

- Acts as the Development Authority and Subdivision Authority for any applications referred to it by any County bylaw or procedure. These applications would include most discretionary development permits and any subdivision applications.
- Under the Municipal Government Act, has all the development powers and duties when acting as the Development Authority and has all the subdivision powers and duties when acting as the Subdivision Authority.

## Agricultural Services Board

- Advises County Council and the Minister of Agriculture on matters of mutual concern.
- Advise, organize, and direct weed and pest control, livestock disease control, and soil and water conservation programs.
- Promote, enhance, and protect viable and sustainable agriculture with a view to improving the economic viability of the agricultural producer.
- Promote and develop agricultural policies to meet the needs of the agricultural industry in the County.

## Public Presentation Committee

- Provides a forum for members of the public and stakeholder groups to present information and updates to the County to ensure the County understands the needs and concerns of its communities.
- Hears presentations from the public and stakeholder groups on matters affecting the County.
- Does not obtain any decision-making authority; any recommendations arising from the committee must be referred to Council for decision.







//

**We will persist in providing both a competitive advantage for business development and a safe, vibrant community that residents are proud to call home.**





## Message

### From Reeve, Amber Link

On behalf of the Council, I am honoured to present Wheatland County's 2022 Annual Report.

The year 2022 was marked by economic milestones, strategic investment attraction, technological innovation, growth, and fiscal efficiency. As a Council, we take immense pride in the hard work, dedication, and strong leadership exhibited by all Wheatland County staff. Our proactive planning and implementation of our Strategic Plan have enabled Wheatland County to continually grow and attract development within our borders, all while preserving our traditional values.

Our Council is committed to enhancing and aligning our mission, vision, values, and key priorities for the future of Wheatland County. As part of this commitment, we participated in a strategic planning session, resulting in the creation of the 2022-2025 Strategic Plan. This new plan outlines four strategic pillars: a diverse and thriving economy, a sustainable organization, strategic partnerships, and effective communication. Emphasizing the concept of innovation while preserving our cultural heritage, Council and Administration will continue to reflect on these strategic pillars to ensure that Wheatland County lays a solid foundation for future growth.

In 2021, the Council approved Bylaw 2021-23 to offer a municipal tax incentive designed to attract large-scale investment and provide existing businesses with the same benefits as new investors. To further streamline development and investment processes, Wheatland County exited the CMRB in March 2022. Consequently, we have secured potential substantial investments from companies such as CGC Inc. and De Havilland Aircraft of Canada Ltd. CGC Inc., the Canadian division of USG Corporation, announced plans to invest \$210 million into building a new manufacturing plant in Wheatland County. Additionally, De Havilland Aircraft of Canada Ltd. revealed that Wheatland County is the proposed site of De Havilland Field, the home of assembly and production of Canadian aircraft. These developments represent significant economic milestones for both Wheatland County and the Province of Alberta.

Wheatland County is committed to continually listening, learning, adapting, and growing. Council strives to enhance customer service through integrity, innovation, and resourcefulness. We will persist in providing both a competitive advantage for business development and a safe, vibrant community that residents are proud to call home.

**Amber Link, Reeve**

Division 2 Councillor





# Message

## From Chief Administrative Officer, Brian Henderson

It is with great pleasure that I present to you Wheatland County's 2022 Annual Report. Our County has consistently demonstrated growth and progress while implementing innovative programs that enhance our customer service processes in a financially prudent manner.

Wheatland County has maintained its position as a fiscally responsible leader in Alberta, while simultaneously setting new benchmarks in the delivery of exceptional customer service. In 2022, our Administration conducted a Communications and Budget Engagement Survey to refine services from the perspective of our ratepayers. As a direct outcome of these efforts, we have introduced a bi-monthly digital newsletter to foster transparent communication with our community. We remain committed to engaging the public and capturing their opinions and sentiments.

Throughout the past year, Administration collaborated closely with Council to ensure strategic goals and priorities were met. In addition to the notable economic development milestones achieved in 2022, Wheatland County successfully completed several capital projects. These projects include the installation of an additional water main in Rosebud, the reconstruction of Range Road 205, and upgrades to Gleichen's water distribution pumps. Additionally, we have installed 6 new Wheatland County gateway signs along HWY 1 (east and west), HWY 22X, HWY 564, HWY 56, and HWY 21. Our focus remains on infrastructure strategies that attract business development and improve the quality of life for our ratepayers.

The accomplishments of this year are a testament to the guidance and support of our Council, as well as the unwavering commitment, hard work, and dedication of our Wheatland County employees. We are optimistic about the future of Wheatland County and will continue to serve our community with professionalism and pride.



A handwritten signature in black ink, appearing to read 'Brian Henderson', with a stylized flourish at the end.

**Brian Henderson**

Chief Administrative Officer



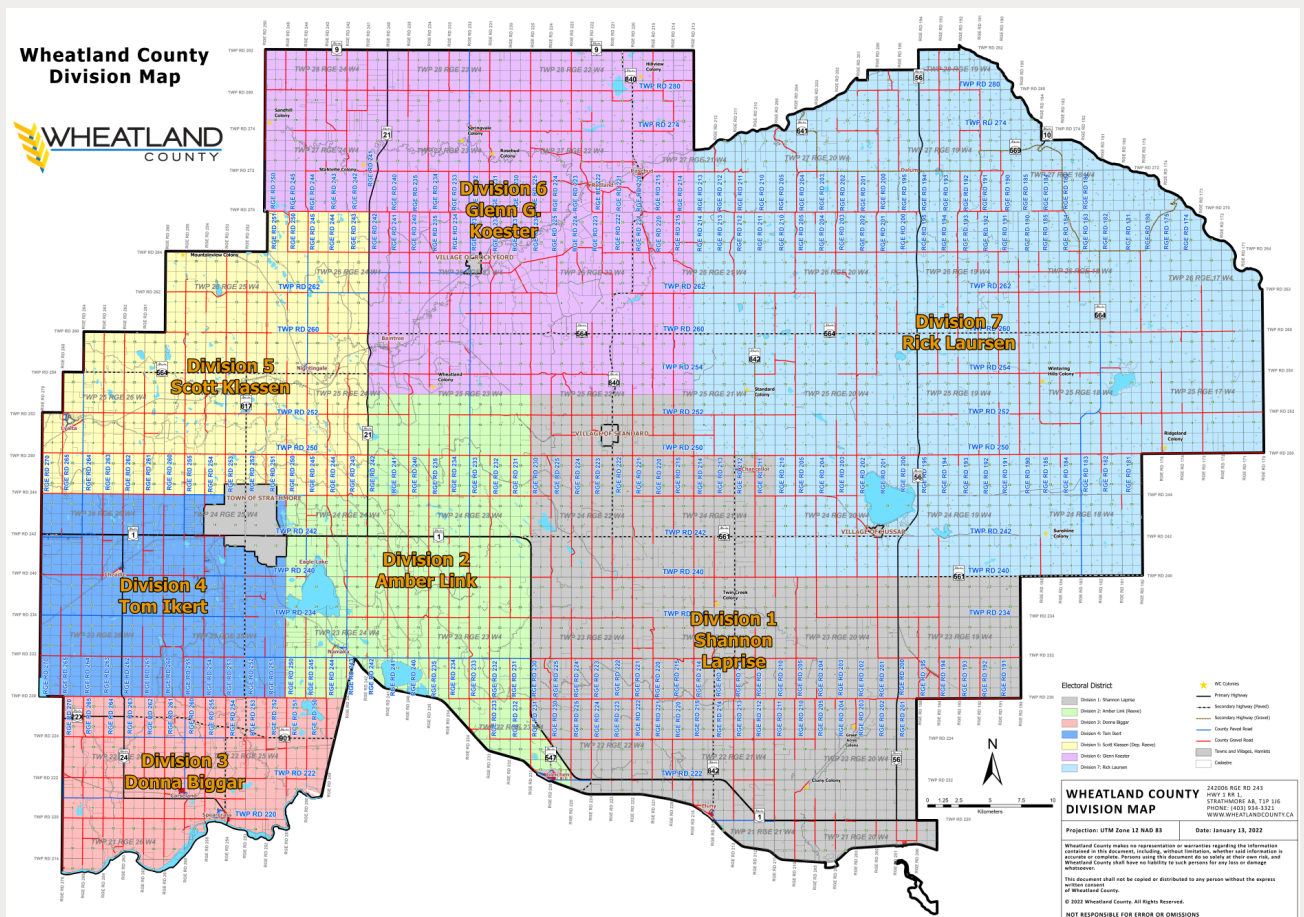


**Our focus remains on infrastructure strategies that attract business development and improve the quality of life for our ratepayers.**





# Wheatland County Council







Division 1 Councillor

**Councillor Shannon Laprise**

Division 1 Councillor since 2021.



Division 2 Councillor

**Reeve Amber Link**

Division 2 Councillor since 2017.



Division 3 Councillor

**Councillor Donna Biggar**

Division 3 Councillor since 2017.



Division 4 Councillor

**Councillor Tom Ikert**

Division 4 Councillor since 2017.



Division 5 Councillor

**Deputy Reeve Scott Klassen**

Division 5 Councillor since 2017.



Division 6 Councillor

**Councillor Glenn Koester**

Division 6 Councillor since 2003.



Division 7 Councillor

**Councillor Rick Laursen**

Division 7 Councillor since 2021.







**Brian Henderson**  
Chief Administrative Officer

The Chief Administrative Officer works closely with all Wheatland County departments to ensure programs and services are delivered effectively and all needs of both Council and ratepayers are fulfilled. The Chief Administrative Officer oversees Corporate and Financial Services, Community and Development Services, Transportation and Agriculture, Economic Development, and People Services.



**Tracy Buteau**  
General Manager of Corporate  
and Financial Services

The Corporate and Financial Services Department includes business divisions such as property tax and assessment, utility billing, accounts payable and receivables, IT services, records management, asset management, GIS, and financial reporting. Also included within this department, are staff that manage the main phone line and reception counter at the Administration Office.

## Administration Team





**Sherry Baers**

General Manager of Community and  
Development Services

The Community and Development Services Department is comprised of several diverse divisions that provide a wide range of both hard and soft services to the County and region as a whole. Business divisions within the department include subdivision and redesignation, development services, safety codes, emergency and fire services, community services (parks and recreation), and protective services.



**Brad Bullock**

General Manager of  
Transportation and Agriculture

The Transportation and Agriculture Department is comprised of the following business divisions: agricultural services, environmental programs, waste transfer site operations, gravel pit operations, facility maintenance, land services, utility and hamlet operations, vehicle and equipment maintenance, and all public works crews (construction, grader, gravel, and surfacing/bridge crews).





# Wheatland County's Vision, Mission, and Values

---

## Our Mission

Where innovation meets tradition.

## Our Values

### Honesty

We act in an open and honest manner at all levels, building strong relationships with our staff, community members, and neighbouring municipalities.

### Accountability

Individually and collectively, we are responsible for our words, our actions, and our outcomes.



# Our Vision

Wheatland County is committed to preserving the traditions of our rural heritage, while bringing innovation to governance, business, and our communities.

## Integrity

Trustworthy decisions are made with high integrity for the benefit of the community and our stakeholders.

## Innovative

We strive to be a community that is innovative to intelligently serve the needs of our community.

## Transparency

We embody a truthful and transparent culture that delivers clarity and open communication to our community.





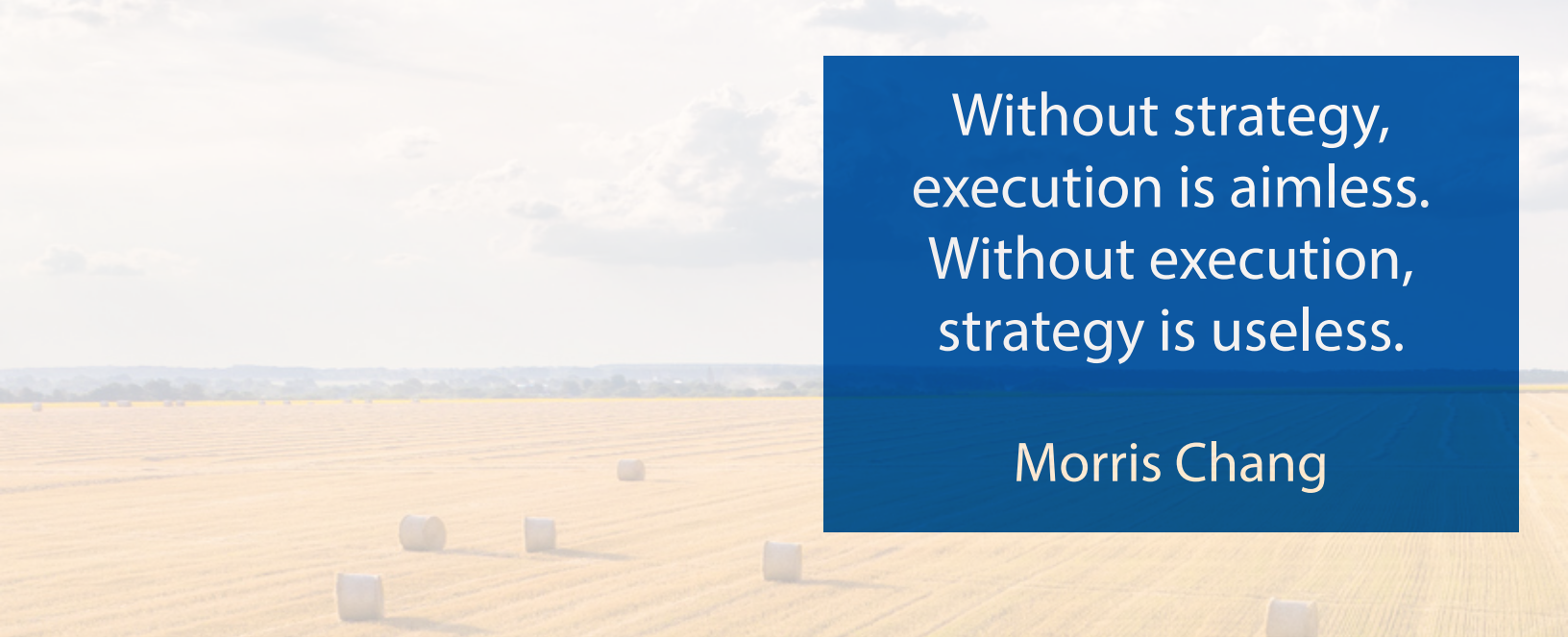
# Strategic Planning











Without strategy,  
execution is aimless.  
Without execution,  
strategy is useless.

Morris Chang

**At the heart of Council's operations lies a Strategic Plan that guides decision-making and sets priorities for the community. To ensure alignment with the long-term plans and policies, the Executive Team develops a Corporate Business Plan, followed by Department Business Plans.**

Administration uses Council's key priorities as a daily guide to support and execute strategic goals. Together, Council and Administration work to ensure that the County's vision aligns with the Municipal Development Plan, Land-Use Bylaw, and Intermunicipal Collaboration Frameworks.

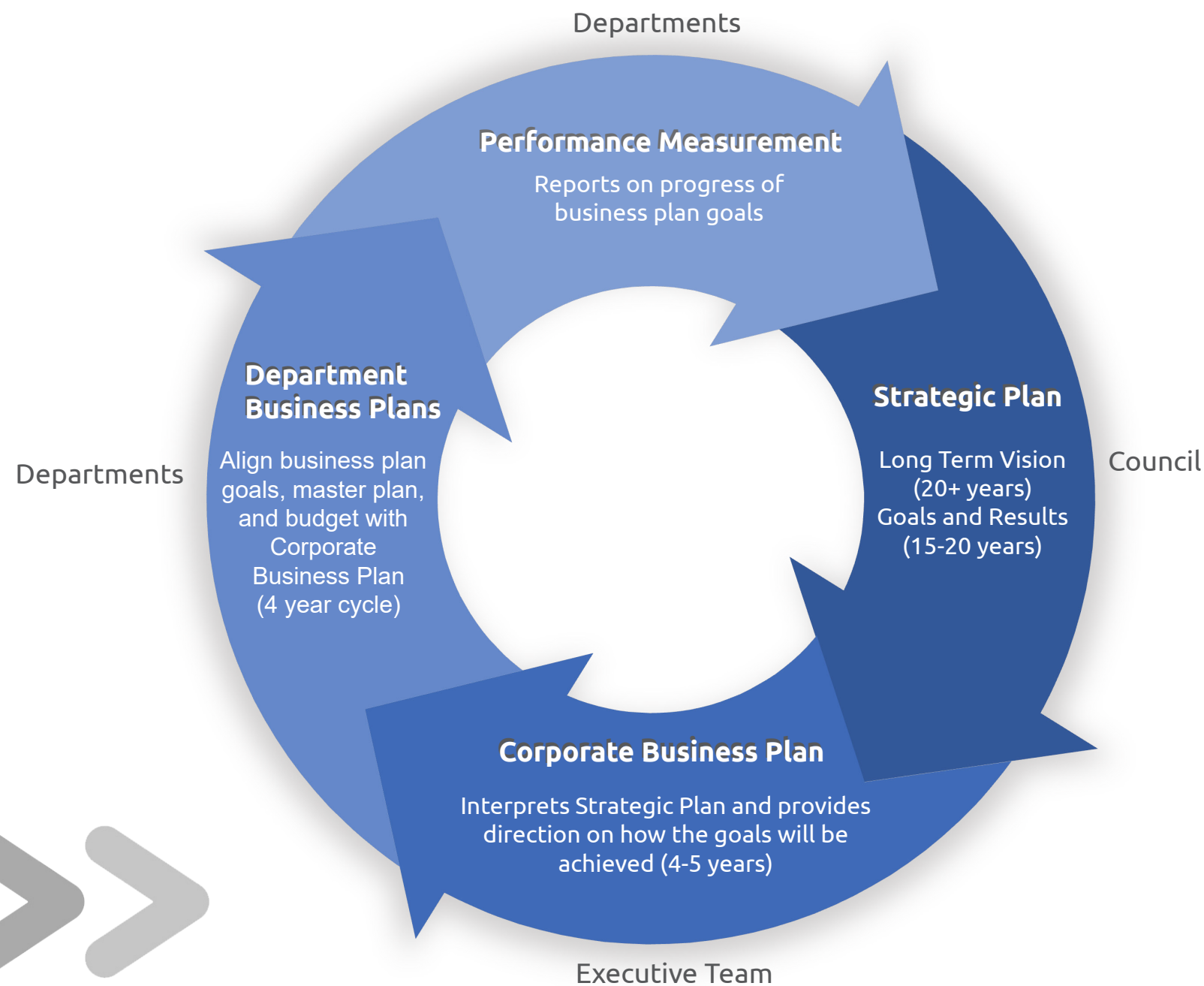
The Corporate Business Plan outlines necessary changes to bring the organization closer to achieving Council's priorities while respecting established policies.

Finally, Department Business Plans identify key initiatives and actions required to achieve these goals.





# Execution



## **Wheatland County Council approved the Strategic Plan that will guide the municipality and its administration.**

The Strategic Plan focuses on the vision of innovation while maintaining cultural heritage, making Wheatland County a sustainable region that our residents are proud to call home. The plan includes four key strategic pillars to achieve this goal.

### *Four Key Strategic Pillars*

#### **Diverse and Thriving Economy**

Building a strong and vibrant community by attracting, supporting, and retaining businesses and residents.

#### **Sustainable Organization**

A fiscally sustainable, efficient organization tooled to take Council's Strategic Plan to fruition.





## Strategic Partnership

Long term plans that support and encourage future growth while sustaining infrastructure, financial health, and supporting overall prosperity for residents and businesses.

## Communication

Collaboration with neighbours on key community issues and development, focusing on the delivery of services in an efficient and effective manner.



# Strategic Summary

## Diverse and Thriving Economy

Business Retention  
and Expansion  
Strategies

Agricultural  
Strategies

Infrastructure  
Strategies

Community  
Development  
Strategies

## Sustainable Organization

Service Levels

Team Wheatland

Reporting

Sustainable Plans





## Strategic Partnership

Intermunicipal  
Collaboration

Regional  
Partnerships  
(Boards and Agencies)

Subregional  
Partnerships  
(Villages, Town, Siksika)

## Communication

Engagement

Website, Social  
Media, Intra-  
communications

Communications  
Plan







# 2022 Highlights



The year 2022 was marked by a host of noteworthy achievements and memorable moments. After two long years, people were finally able to come together in-person at community events, creating a sense of unity and shared purpose. Additionally, there were major accomplishments in completing critical capital projects and reaching significant economic milestones. All in all, 2022 will be remembered as a year of great progress and success.

## Economic Development

**CGC Inc.:** CGC Inc. hosted an announcement in July 2022, at the Carseland Fire Hall. CGC Inc., the Canadian division of USG Corporation, announced their plans to build a new, state-of-the-art wallboard manufacturing plant in Wheatland County. This proposed 210-million-dollar investment is the result of close collaboration between CGC Inc., Wheatland County, the Government of Alberta, and Invest Alberta Corporation. The proposed development will fuel regional economic development by adding more than one hundred long-term manufacturing jobs to the local economy and two hundred construction jobs during the site build. Jason Kenney, former Premier of Alberta, Minister of Agriculture and Irrigation Nate Horner, USG Corporation President and CEO Christopher Griffin, and others attended this announcement.



**De Havilland:** De Havilland Aircraft of Canada Ltd. announced that the site of its newly proposed aircraft manufacturing facility will be located in Wheatland County. The De Havilland Field is a major economic milestone for both Wheatland County and the Province of Alberta, and it is anticipated to create 1,500 jobs once fully operational. Wheatland County will continue to grow and diversify its economy and create jobs for residents of the community and surrounding areas. Jason Kenney, former Premier of Alberta, Minister of Jobs, Economy, and Innovation Tanya Fir, De Havilland Aircraft of Canada Ltd. President and CEO Brian Chafe, the Brydson family, and many others attended the event to celebrate De Havilland Aircraft's announcement.





## Community Services

**Canadian Pacific Holiday Train:** Wheatland County worked with the Gleichen and District Community Association to host the CP Holiday Train event in Gleichen on December 7, 2022. Money and food were raised to help support local food banks in our community.

**Rosebud Tree Planting:** A community tree planting and replacement concept plan was created with the Rosebud Community Enhancement Society (RCES). A roadside development permit was submitted and approved by the Alberta Transportation. RCES is applying for grant funding and a traffic accommodation strategy will be submitted in early 2023.

**Speargrass Community Association:** 8 trees and 2 benches were installed near the playground equipment in Speargrass Park.

**Community Enhancement Regional Board (CERB):** 43 CERB projects were approved by Council and received grants amounting to a total of \$495,469 in 2022. The grants awarded support community non-profit groups' recreation and cultural programs.

**Carseland Fire Hall Grand Opening:** An in-person Grand Opening was hosted in May 2022 to celebrate the completion of the Carseland Fire Hall in 2021.

**Fire Services:** Wheatland County Fire Halls, including associations, responded to over 700 service calls.

## Agriculture and Environment

**Clubroot Surveys:** Over 100 clubroot surveys were conducted and no clubroot was found.

**Grasshopper Surveys:** 52 grasshopper surveys were conducted with little hoppers found.

**Bertha Armyworm Surveys:** Surveys were conducted for 6 weeks at the beginning of summer and numbers continue to be low.

**Wheathead Surveys:** 18 Wheathead surveys were conducted and sent for disease testing.

**Mowing:** 4,500 kilometers of roadsides were mowed.

**Grain Bags:** Approximately 215 grain bags were rolled, and 75 farms were visited. The total weight of rolled grain bags in 2022 amounts to 31.75 tonnes.





## Planning and Development

**Development Permits:** Over 260 Development Permits were received in 2022. This makes 2022 one of Wheatland County's busiest years yet for developments.

**Safety Code Permits:** Nearly 700 Safety Code Permits were issued.

**Calgary Metropolitan Regional Board (CMRB):** In March 2022, Wheatland County and the Town of Strathmore exited the CMRB in efforts to continue making the development and investment process as seamless as possible in Wheatland County.

**New Signage:** 6 new Wheatland County gateway signs have been installed. The signs are located at the following locations: HWY 1 East, HWY 1 West, HWY 22X East, HWY 564 East, HWY 56 South, and HWY 21 South.

**Origin Business Park Service Station:** In August 2022, Council and stakeholders gathered to celebrate the grand opening of the new service station in Origin Business Park. The service station features Esso, Burger King, Kentucky Fried Chicken, and a convenience store. Additionally, the service station is equipped with bathrooms and showers for commercial truck drivers to use.

**Backyard Hens & Bees:** In recent years, the County received frequent inquiries regarding backyard hens and bees in hamlets and residential areas. As a result, the County engaged residents to gauge the level of interest and support for permitting hens and bees in residential areas. Based on the feedback, the County amended the Land Use Bylaw to allow backyard hens and bees in County hamlets.

## Corporate and Financial

**0% Tax Increase:** Council debated and carefully considered impacts to ratepayers during the passing of the 2022 Operating and Capital Budgets. Council decided to approve the budget with 0% municipal tax increase to Wheatland County residents and businesses.

**Budget Engagement Survey:** Administration conducted a 2023 Budget Engagement Survey to help gain a better understanding of County services that are prioritized by ratepayers.

**Communications Survey:** Administration conducted a Communications and Public Engagement Survey to gain insight from ratepayers on how the County can improve its communications. As a result, Wheatland County implemented a digital bi-monthly newsletter in November 2022. The digital newsletter is available both online and on water utility eBills.

**Rural Address Lookup Map:** A Rural Address Lookup Map is now available on Wheatland County's website. It provides convenient google/apple map location links to share with others. Additionally, Wheatland County is working to improve the GIS program, which involves moving to ESRI's ArcGIS.

**Asset Management:** Administration is working on improving and standardizing the County's Asset Management to align with industry standards. An Asset Management Plan was created with templates.

.....

Council decided to  
approve the budget  
with 0% municipal  
tax increase to  
Wheatland County  
residents and  
businesses.

.....





# Operations

## Capital Projects Completed

**Gleichen - Distribution Pumps and Header Upgrades:** Replaced and upgraded aging distribution pumps and pipe.

- Started January 2022
- Completed June 2022

**Hamlet Sidewalks/Concrete:** Replaced and improved various sidewalks, curbs, and swales in Carseland.

- Started July 2022
- Completed September 2022

**Rosebud - Additional Water Main:** Installed a new water main from the reservoir to provide adequate fire flow and a secondary loop to the distribution system in Rosebud.

- Started October 2022
- Completed November 2022

**Range Road 205 Reconstruction:** Reconstructed ~10km of gravel road to improve grading and accommodate increased traffic.

- Started May 2022
- Completed September 2022

## Capital Projects Ongoing

**Gleichen - Lift Station Repairs:** Upgrade aging pumps and associated equipment to increase capacity.

- Design started October 2022
- Scheduled to be complete end of 2023

**Gleichen - Inlet Pipe Upgrade:** Upsize the inlet pipe on South Town Road to improve flood management.

- Design started November 2022
- Scheduled to be complete by September 2023

**Muirfield - Distribution Pump Discharge Header Replacement:** Replacement of defective piping in the Water Treatment Plant.

- Design started September 2022
- Scheduled to be complete end of 2023

**Rosebud - Martin Ave Stormwater Drainage:** Improve drainage for stormwater on Martin Ave.

- Contract signed in October 2022, construction to commence Spring 2023
- Schedule to be complete by September 2023

**Carseland - Cole Crescent Pavement Replacement:** Partial repairs of sanitary lines in Cole Crescent, full replacement of pavement and sidewalks.

- Design started in March 2022
- Scheduled to be complete October 2023.







# Summary of Financial Information

Hand holding a pen pointing at a financial document.

No.	Payment Date	Payment Due
0		
1	1/1/2013	
2	1/2/2013	
3	1/3/2013	
4	1/4/2013	
5	1/5/2013	
6	1/6/2013	
7	1/7/2013	
8	1/8/2013	
9	1/9/2013	
10		
11		
12		
13		
14		
15		

LOAN AMOUNT

ANNUAL INTEREST RATE

TERM OF LOAN IN MONTH

FIRST PAYMENT DATE

MONTHLY PAYMENT

TOTAL INTEREST

TOTAL PAYMENTS

Company A

Company B

Company C

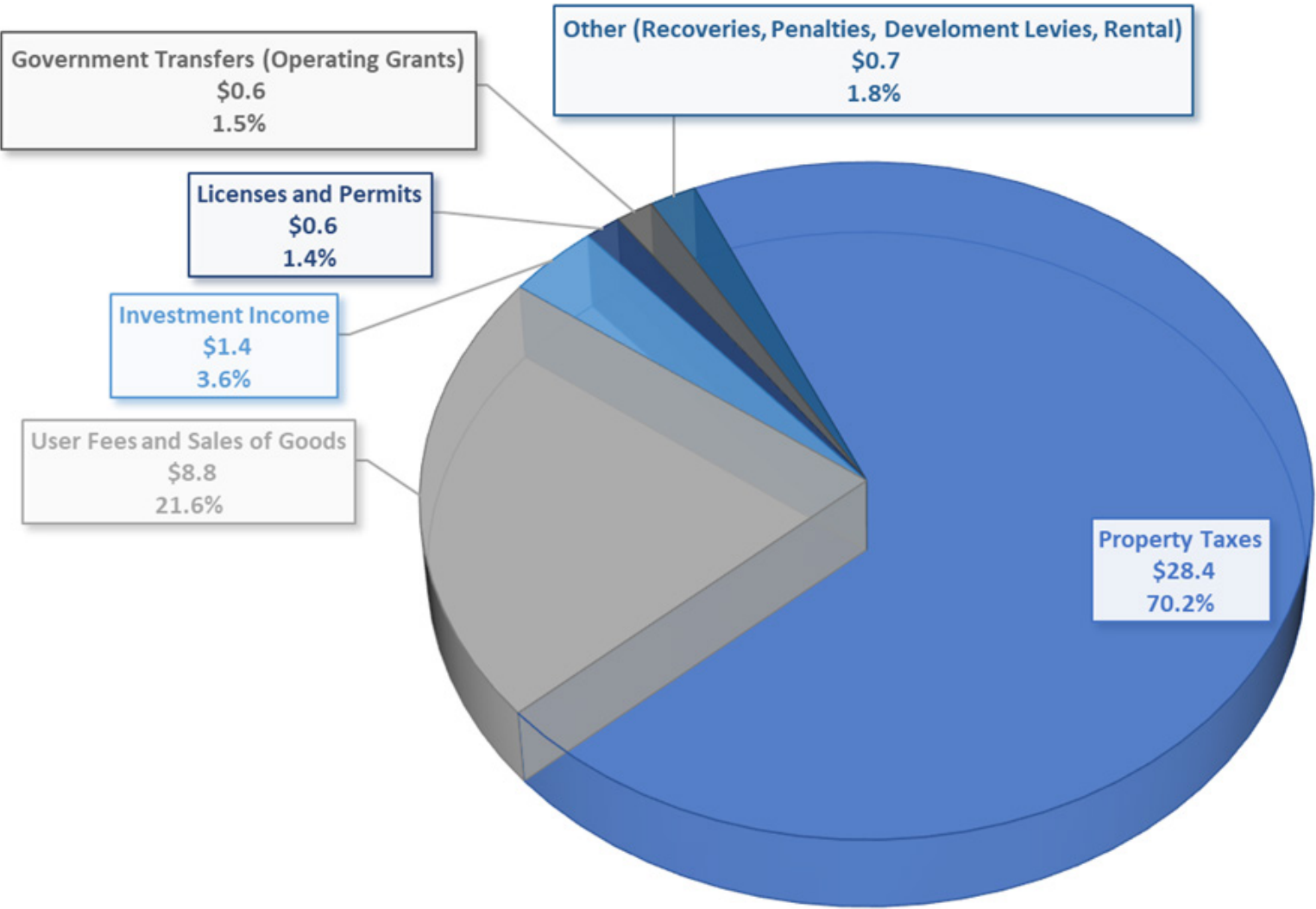
(Unit: million)



# Revenue

The annual revenue amounted to \$40.5 million, relative to the projected budget of \$33.1 million. The revenue streams are graphically presented below. Consistent with other municipalities, property taxes constituted most of the revenue. Notably, the sale of land at the Lakes of Muirfield community significantly contributed to the surplus over the budget. Other revenue sources closely aligned with the anticipated expectations for the year.

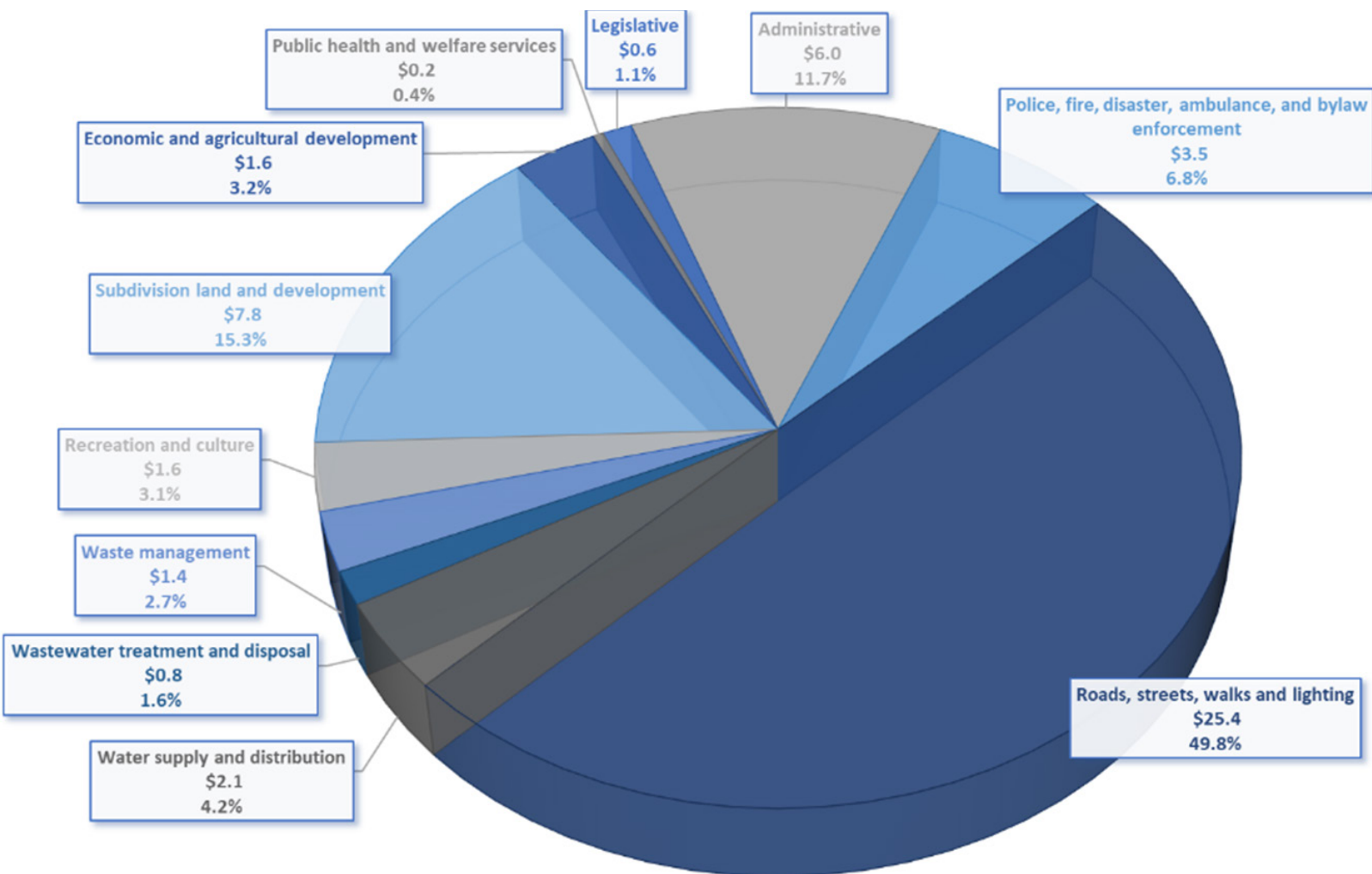
2022 REVENUE SOURCES (\$ MILLIONS)





Expenses for the year amounted to \$51.1 million, relative to the projected budget of \$46.1 million. A detailed breakdown of expenses for the key County functions can be reviewed below. Regular operating expenses remained within projected estimates for the year. The overall expenses exceeded the budget primarily due to the costs incurred by the County in relation to the sale of Lakes of Muirfield lots.

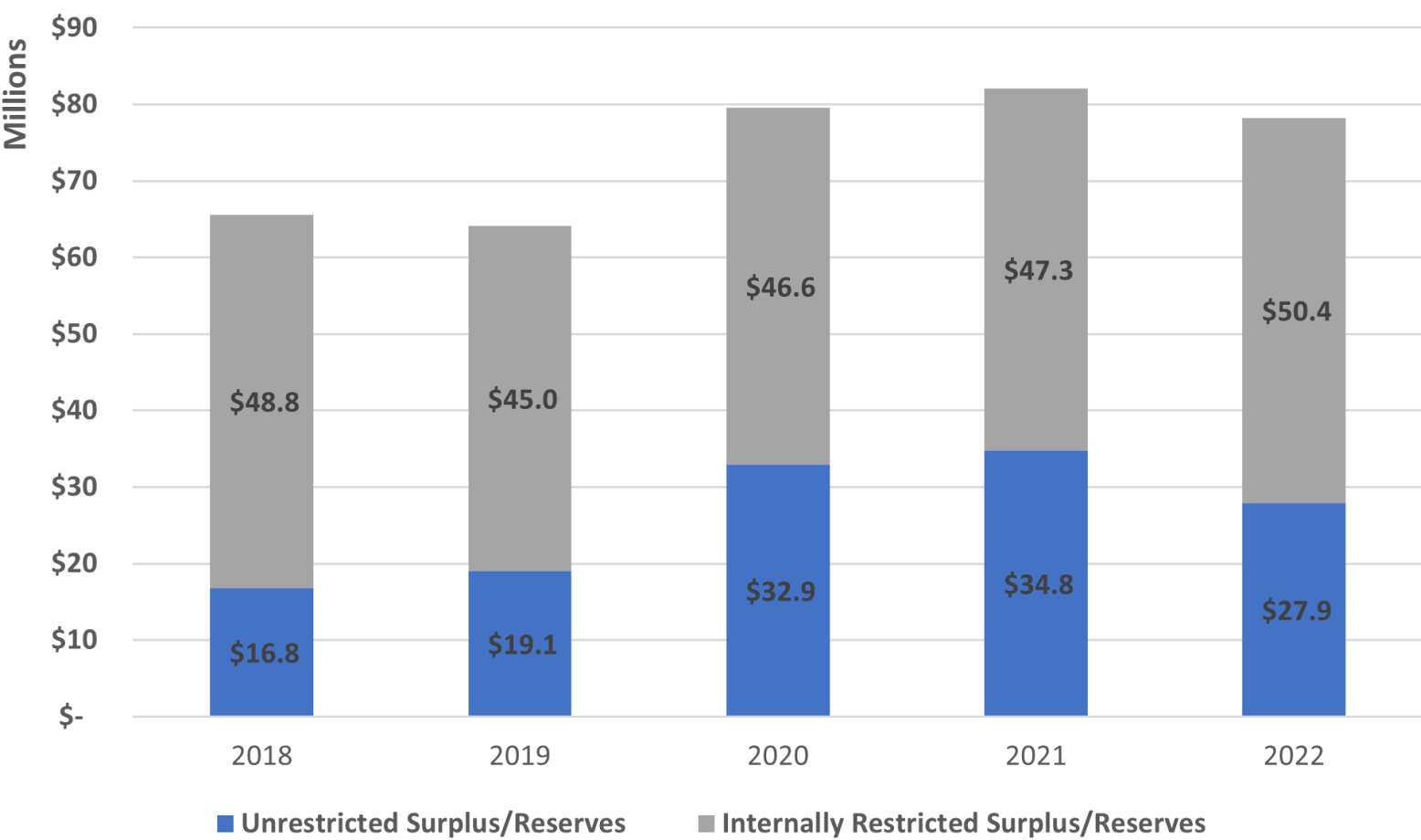
## 2022 EXPENSES (\$ MILLIONS)



# Reserves

Reserves represent assets that are set aside for future needs, reflecting the County’s financial strength. These reserves draw support from the economic value held within the County’s net financial assets. They can be assigned by the Council for specific purposes aligned with their strategic plans and priorities, as outlined in notes 11 and 12 of the 2022 Consolidated Financial Statements. Over the past three years, the total reserves have maintained a stable value of approximately \$80 million.

Wheatland County Reserves Balance (2018 to 2022)

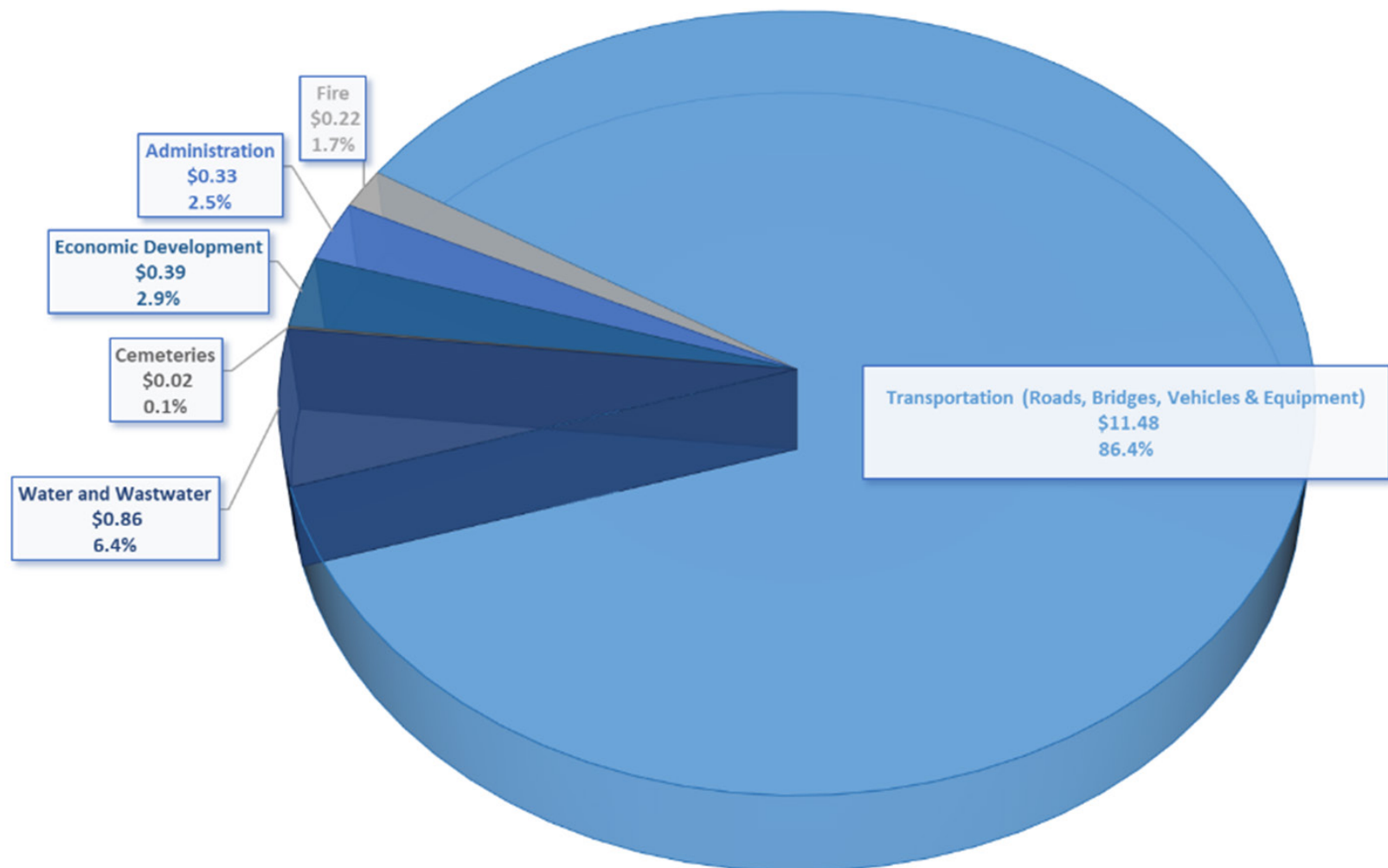




# Capital Spending

Each year, Council approves a capital budget that seeks to maintain or enhance the infrastructure within the County. The accompanying graph illustrates the total capital completed in the year 2022.

## 2022 CAPITAL EXPENSES (\$ MILLIONS)



The background of the page is a blurred image of a hand holding a calculator. Overlaid on this image are various semi-transparent financial graphics, including line graphs, bar charts, and numerical data points such as 24890.1, 7803.34, 7651.33, 1555, 7661.87, 1555, +10.54, +0.12, and -3.38. A large, solid blue rectangular block is positioned in the lower half of the page, serving as a backdrop for the title.

# Audited Financial Statements





**Wheatland County**  
**Consolidated Financial Statements**  
December 31, 2022





## **Management's Responsibility**

---

To the Reeve and Councillors of Wheatland County:

The accompanying consolidated financial statements of Wheatland County are the responsibility of management and have been approved by Council.

Management is responsible for the preparation and presentation of the accompanying consolidated financial statements, including responsibility for significant accounting judgments and estimates in accordance with Canadian public sector accounting standards. This responsibility includes selecting appropriate accounting principles and methods and making decisions affecting the measurement of transactions in which objective judgment is required.

In discharging its responsibilities for the integrity and fairness of the consolidated financial statements, management designs and maintains the necessary accounting systems and related internal controls to provide reasonable assurance that transactions are authorized, assets are safeguarded, and financial records are properly maintained to provide reliable information for the preparation of financial statements.

Council is composed entirely of individuals who are neither management nor employees of the County. Council is responsible for overseeing management in the performance of its financial reporting responsibilities, and for approving the consolidated 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 County's external auditors.

MNP LLP is appointed by Council to audit the consolidated financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both Council and management to discuss their audit findings.

April 4, 2023



---

Chief Administrative Officer

## Independent Auditor's Report

---

To the Reeve and Councillors of Wheatland County:

### Report on the Audit of the Consolidated Financial Statements

#### **Opinion**

We have audited the consolidated financial statements of Wheatland County (the "County"), which comprise the consolidated statement of financial position at December 31, 2022, the consolidated statements of operations, change in net financial assets, cash flows and schedules 1 through 3 for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of Wheatland County as at December 31, 2022, and the results of its operations, change in net financial assets, 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 Consolidated Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our 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 Consolidated Financial Statements**

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

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

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



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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an 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 consolidated financial statements.

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

- Identify and assess the risk of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the County'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 County'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 consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure, and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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 County is in compliance with the Debt Limit Regulation. A detailed account of the County debt limit can be found in note 17.
- **Supplementary Accounting Principles and Standards Regulation:**  
In accordance with Alberta Regulation 313/2000, we confirm that the County is in compliance with the Supplementary Accounting Principles and Standards Regulation and note the information required can be found in note 22.

Calgary, Alberta  
April 4, 2023

*MNP LLP*

Chartered Professional Accountants

**MNP**



# WHEATLAND COUNTY

## Consolidated Statement of Financial Position

December 31, 2022, with comparative information for 2021

	2022	2021
<b>Financial Assets</b>		
Cash and cash equivalents (note 2)	\$8,599,774	\$21,132,415
Portfolio investments (note 3)	56,158,015	45,196,251
Taxes and grants in place of taxes receivable (note 4)	1,573,020	4,234,020
Trade and other receivables	5,587,628	2,111,593
Inventory held for resale (note 5)	1,178,995	7,225,472
Loan receivable (note 6)	43,192	54,173
Debt charges recoverable (note 7)	2,817,842	3,044,100
	<b>75,958,466</b>	<b>82,998,024</b>

## Liabilities

Accounts payable and accrued liabilities	5,197,942	6,827,723
Employee benefit obligations (note 8)	576,429	584,291
Deferred revenue (note 9)	923,216	2,481,184
Long-term debt (note 10)	3,220,615	3,723,740
Provision for reclamation (note 24)	2,246,479	2,110,758
	<b>12,164,681</b>	<b>15,727,696</b>
Net financial assets	<b>63,793,785</b>	<b>67,270,328</b>

## Non-Financial Assets

Tangible capital assets (Schedule 2)	228,899,758	230,196,712
Inventory for consumption	13,858,139	14,115,713
Prepaid expenses	426,205	465,002
	<b>243,184,102</b>	<b>244,777,427</b>

Commitments and contingencies (note 20)

Accumulated surplus (note 11, Schedule 1)	<b>\$306,977,887</b>	<b>\$312,047,755</b>
---	----------------------	----------------------

See accompanying notes to financial statements.

Approved on behalf of the Council

  
\_\_\_\_\_  
Reeve  
\_\_\_\_\_  
Councilor



# WHEATLAND COUNTY

## Consolidated Statement of Operations

Year ended December 31, 2022, with comparative information for 2021

	Budget (note 25)	2022	2021
Revenue (Schedule 3):			
Net property taxes (note 14)	\$28,455,239	\$28,405,014	\$28,543,728
User fees and sales of goods	2,246,162	8,751,355	4,582,599
Investment income	1,250,000	1,442,461	808,243
Licenses and permits	308,328	564,175	441,742
Government transfers for operating (note 15)	338,966	591,043	719,945
Other revenue	166,178	257,247	266,063
Penalties and costs of taxes	201,500	350,932	602,400
Development levies	46,920	39,415	46,933
Rentals	48,207	80,578	31,877
	33,061,500	40,482,220	36,043,530
Expenses (note 16, Schedule 3):			
Legislative	585,244	565,957	497,283
Administrative	6,862,425	5,995,126	4,728,527
Police, fire, disaster, ambulance, and bylaw enforcement	3,610,340	3,495,138	2,606,732
Roads, streets, walks and lighting	25,947,025	25,427,921	25,298,160
Water supply and distribution	1,950,794	2,125,184	3,083,201
Wastewater treatment and disposal	799,990	800,627	788,063
Waste management	1,415,889	1,399,990	1,394,293
Recreation and culture	1,612,832	1,608,605	1,180,946
Subdivision land and development	1,468,215	7,838,425	3,179,780
Economic and agricultural development	1,623,503	1,622,079	1,578,340
Public health and welfare services	216,401	202,735	199,025
	46,092,658	51,081,787	44,534,350
Deficiency of revenue over expenses before the undernoted items	(13,031,158)	(10,599,567)	(8,490,820)
Government transfers for capital (note 15)	6,360,000	4,935,249	5,587,505
Contributed assets	-	594,450	-
Contributed inventory	-	-	-
	6,360,000	5,529,699	5,587,505
Deficiency of revenue over expenses	(6,671,158)	(5,069,868)	(2,903,315)
Accumulated surplus, beginning of year	312,047,755	312,047,755	314,951,070
Accumulated surplus, end of year	\$305,376,597	\$306,977,887	\$312,047,755

See accompanying notes to financial statements.



# WHEATLAND COUNTY

## Consolidated Statement of Change in Net Financial Assets

Year ended December 31, 2022, with comparative information for 2021

	Budget (note 25)	2022	2021
Deficiency of revenue over expenses	\$(6,671,158)	\$(5,069,868)	\$(2,903,315)
Acquisition of tangible capital assets	(21,478,044)	(12,694,914)	(13,270,473)
Amortization of tangible capital assets	16,182,836	14,206,054	16,027,801
Proceeds on disposal of tangible capital assets	78,412	443,262	3,784,208
Contributed assets	-	(594,450)	-
Gain on disposal of tangible capital assets	-	(62,998)	(1,055,321)
	(11,887,954)	(3,772,914)	2,582,900
Net change in inventory for consumption	-	257,574	680,490
Net change in prepaid expenses	-	38,797	(37,919)
(Decrease) increase in net financial assets	(11,887,954)	(3,476,543)	3,225,471
Net financial assets, beginning of year	67,270,328	67,270,328	64,044,857
Net financial assets, end of year	\$55,382,374	\$63,793,785	\$67,270,328

See accompanying notes to financial statements.



# WHEATLAND COUNTY

## Consolidated Statement of Cash Flows

Year ended December 31, 2022, with comparative information for 2021

	2022	2021
Cash provided by (used in):		
Operating activities:		
Deficiency of revenue over expenses	\$(5,069,868)	\$(2,903,315)
Change in non-cash items:		
Amortization of tangible capital assets	14,206,054	16,027,801
Gain on disposal of tangible capital assets	(62,998)	(1,055,321)
Contributed assets	(594,450)	-
Decrease in inventory held for resale	6,046,477	1,898,626
Decrease in taxes and grants in place of taxes receivable	2,661,000	1,858,299
(Increase) decrease in trade and other receivables	(3,476,035)	128,857
Decrease in loans receivable	10,981	10,764
Increase in inventory for consumption	257,574	680,490
Increase (decrease) in prepaid expenses	38,797	(37,919)
Decrease in accounts payable and accrued liabilities adjusted for the acquisition of tangible capital assets (Schedule 2)	(523,400)	(1,818,897)
Increase (decrease) in deferred revenue	(1,557,968)	1,225,069
Increase in provision for reclamation	135,721	96,676
Decrease in employee benefit obligations	(7,862)	(203,595)
	12,064,023	15,907,535
Capital activities:		
Acquisition of tangible capital assets	(13,801,296)	(12,616,676)
Proceeds on disposal of tangible capital assets	443,262	3,784,208
	(13,358,034)	(8,832,468)
Financing activities:		
Advance of debt charges recoverable	(205,000)	-
Recovery of debt charges recoverable	431,258	403,588
Proceeds of long-term debt	-	205,000
Repayment of long-term debt	(503,124)	(472,877)
	(276,866)	135,711
Investing activities:		
Purchase of portfolio investments	(10,961,764)	(45,196,251)
Decrease in cash and cash equivalents	(12,532,641)	(37,985,473)
Cash and cash equivalents, beginning of year	21,132,415	59,117,888
Cash and cash equivalents, end of year	\$8,599,774	\$21,132,415

See accompanying notes to financial statements.





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 1

Year ended December 31, 2022, with comparative information for 2021

---

## 1. Significant accounting policies:

The consolidated financial statements of Wheatland County (the "County") are the representations of management prepared in accordance with Canadian public sector accounting standards established by the Public Sector Accounting Board of CPA Canada. Significant accounting policies adopted by the County are as follows:

### (a) Reporting entity:

The consolidated financial statements reflect the assets, liabilities, revenue and expenses, changes in fund balances and change in financial position of the reporting entity which comprises all accounts for the departments that are included in the County's operations and are therefore accountable to the Council for the administration of their financial affairs and resources.

Taxes levied also includes requisitions for educational, health care, social and other external organizations that are not part of the municipal reporting entity.

The consolidated financial statements exclude trust assets that are administered for the benefit of external parties. Interdepartmental and organization transactions and balances are eliminated.

### (b) Basis of accounting:

The consolidated financial statements are prepared using the accrual basis of accounting. Revenue is recorded when it is earned and measurable. Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or a legal obligation to pay is established.

Funds from external parties and earnings thereon restricted by agreement or legislation are accounted for as deferred revenue until used for the purpose specified.

Government transfers, contributions and other amounts are received from third parties pursuant to legislation, regulation or agreement and may only be used for certain programs, to complete specific work, or for the purchase of tangible capital assets. In addition, certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or the tangible capital assets are acquired.

### (c) Cash and cash equivalents:

Cash is comprised of cash deposits held with Canadian chartered banking institutions and short-term investments with maturities of three months or less.

# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 2

Year ended December 31, 2022, with comparative information for 2021

---

## 1. Significant accounting policies (continued):

### (d) Portfolio investments:

Investments are recorded at amortized cost. 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. Investment premiums or discounts are amortized over the life of the respective investment.

### (e) Debt charges recoverable:

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to annexation orders or joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the unmatured long-term debt, less actuarial requirements for the retirement of any sinking fund debentures.

### (f) Land held for resale:

Land held for resale is recorded at the lower of cost and net realizable value. Cost includes costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping, and leveling charges. Retained development costs incurred to provide infrastructure such as water and wastewater services, roads, sidewalks, and street lighting are recorded as physical assets under their respective junction.

### (g) Requisition over-levy and under-levy:

Over-levies and under-levies arise from the difference between the actual property tax levy made to cover each requisition and the actual amount requisitioned.

If the actual levy exceeds the requisition, the over-levy is accrued as a liability and property tax revenue is reduced. Where the actual levy is less than the requisition amount, the under-levy is accrued as a receivable and as property tax revenue.

Requisition tax rates in the subsequent year are adjusted for any over-levies or under-levies of the prior year.

### (h) Government transfers:

Government transfers are the transfer of assets from senior levels of government that are not the result of an exchange transaction, are not expected to be repaid in the future, or the result of a direct financial return.

Government transfers are recognized in the financial statements as revenue in the period in which events giving rise to the transfer occur, providing the transfers are authorized, any eligibility criteria have been met, and reasonable estimates of the amounts can be determined.



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 3

Year ended December 31, 2022, with comparative information for 2021

---

## 1. Significant accounting policies (continued):

### (i) Tax revenue:

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

Requisitions operate as a flow through and are excluded from municipal revenue.

### (j) Revenue recognition:

Revenue from transactions with no performance obligation is recognized at realizable value when the town has the authority to claim or retain an inflow of economic resources and identifies a past transaction or event giving rise to an asset

Revenue from transactions with performance obligations is recognized as the performance obligations are satisfied by providing the promise goods or services to the payor. User fees are recognized over the period of use, sales of goods are recognized when goods are delivered. Licenses and permits with a single performance obligation at a point in time are recognized as revenue on issuance, those which result in a continued performance obligation over time are recognized over the period of the license or permit as the performance obligation is satisfied.

Offsite levies are recognized as the performance obligation is satisfied.

### (k) Use of estimates:

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the period. Significant items subject to such estimates and assumptions include the estimated useful lives of tangible capital assets, provision for reclamation, valuation of inventory, and the allowance for doubtful taxes. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

### (l) Deferred revenue:

Certain user charges and fees are collected for which the related services have yet to be performed. Revenue is recognized in the period when the related expenses are incurred, services performed, or tangible capital assets acquired.





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 4

Year ended December 31, 2022, with comparative information for 2021

## 1. Significant accounting policies (continued):

### (m) Provision for reclamation:

Contaminated sites are a result of contamination being introduced into air, soil, water, or sediment of a chemical, organic or radioactive material or live organism that exceeds the maximum acceptable concentrations under an environmental standard. This standard relates to sites that are not in productive use and sites in productive use where an unexpected event resulted in contamination. A liability for remediation of contaminated sites is recognized when all of the following criteria are met:

- an environmental standard exists;
- contamination exceeds the environmental standard;
- the County is directly responsible or accepts responsibility;
- the County expects the future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

### (n) Non-financial assets:

Non-financial assets are not available to discharge existing 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. The change in non-financial assets during the year, together with the excess of revenue over expenses, provides the change in net financial assets for the year.

#### (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 assets. The cost, less residual value, of the tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	Years
Land improvements	15-30
Buildings	25-50
Engineered structures	20-55
Machinery and equipment	3-20
Vehicles	5-15

One-half of the annual amortization is charged in the year of acquisition and in the year of disposal. Assets under construction are not amortized until the asset is available for productive use.



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 5

Year ended December 31, 2022, with comparative information for 2021

## 1. Significant accounting policies (continued):

### (n) Non-financial assets (continued):

#### (ii) Contributions of tangible capital assets:

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

#### (iii) Leases:

Leases are classified as capital or operating leases. Leases which transfer substantially all of the benefit and risks incidental to ownership are accounted for as capital lease. All other leases are accounted for as operating leases and the related lease payments are charged to expenses as incurred.

#### (iv) Inventory for consumption:

Inventories held for consumption are recorded at the lower of cost and replacement cost, with cost determined by the average cost method.

#### (v) Cultural and historical tangible capital assets:

Works of art and cultural and historical assets are not recorded as assets in these financial statements.

## 2. Cash and cash equivalents:

	2022	2021
Cash	\$ 8,594,060	\$ 21,126,722
Short-term investments, including accrued interest	9,346	9,184
Cash and short-term investments held in trust (note 18)	(3,632)	(3,491)
Total	\$ 8,599,774	\$ 21,132,415



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 6

Year ended December 31, 2022, with comparative information for 2021

## 3. Portfolio investments:

	2022		2021	
	Cost	Market	Cost	Market
<b>Long-term investments</b>	\$56,158,015	\$51,642,796	\$45,196,251	\$44,203,110

The County invests in securities authorized through sections 250(1) and 250(2) of the Municipal Government Act.

The current investment portfolio includes bonds and deposit notes of Chartered Banks. Effective interest rates for securities held are 1.51% to 3.16% with maturity dates ranging from April 2023 through January 2033.

As the principal amount of the investments are guaranteed, the reduced market value is considered to be a temporary decline in value, and the investments are carried at cost on the statement of financial position.

## 4. Taxes and grants in place of taxes receivables:

	2022	2021
Current	\$ 1,171,569	\$ 3,447,278
Arrears	1,462,720	1,811,131
	2,634,289	5,258,409
Allowance for doubtful taxes	(1,061,269)	(1,024,389)
Total	\$ 1,573,020	\$ 4,234,020

## 5. Inventory held for resale:

	2022	2021
Actively selling	\$ 652,022	\$ 6,698,499
Unserviced	526,973	526,973
Total	\$ 1,178,995	\$ 7,225,472

Inventory held for resale represents the Lakes of Muirfield lot inventory that the County owns and is in the process of selling.





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 7

Year ended December 31, 2022, with comparative information for 2021

## 6. Loan receivable:

The County has issued an unsecured loan in the amount of \$108,360 (2021 – \$108,360) to the Dalum Fire Association that accrues interest at a rate of 2% per annum (2021 – 2% per annum). As at December 31, 2022, the balance on the loan is \$43,192 (2021 – \$54,173). Blended payments of \$997 are due monthly over ten years, and the loan has a maturity date of September 30, 2026.

## 7. Debt charges recoverable:

	2022	2021
Current debt charges recoverable	\$ 441,690	\$ 413,269
Non-current debt charges recoverable	2,376,152	2,630,831
Total (note 10)	\$ 2,817,842	\$ 3,044,100

The County has secured long-term financing on behalf of several community organizations for joint projects within the County. This debt is recoverable from the organizations at interest rates from 2.208% to 2.850%. The debts mature and will be fully recovered starting in the year 2027 and ending in 2031.

	Principal	Interest	Total
2023	441,690	64,735	506,425
2024	452,376	54,049	506,425
2025	463,323	43,102	506,425
2026	474,537	31,888	506,425
2027	486,025	20,400	506,425
Thereafter	499,891	14,908	514,799
Total	\$ 2,817,842	\$ 229,082	\$ 3,046,924

## 8. Employee benefit obligations:

	2022	2021
Early retirement incentive	\$ -	\$ 40,112
Accrued salaries, vacation, and overtime	576,429	544,179
Total	\$ 576,429	\$ 584,291



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 8

Year ended December 31, 2022, with comparative information for 2021

## 8. Employee benefit obligations (continued):

### (a) Vacation and overtime:

The vacation and overtime liability is comprised of the vacation and overtime that employees are deferring to future years. Employees have either earned the benefits (and they are vested) or are entitled to these benefits within the next budgetary year.

### (b) Early retirement incentive:

The County provided an early retirement incentive plan which ended in 2022. Council passed a motion whereby this policy is no longer in effect. Final eligible employees who applied for the Retirement Incentive have received their final payment during the 2022 fiscal year.

## 9. Deferred revenue:

	2022	2021
Offsite levies	\$ 602,144	\$ 602,144
Other operating	321,072	455,814
Capital	-	1,423,226
Total	\$ 923,216	\$ 2,481,184

## 10. Long term debt:

	2022	2021
Special levy and utility supported debentures (note 13)	\$ 186,140	\$ 232,459
Self-supported debentures – operating (note 7)	2,817,842	3,249,100
Other debentures	216,633	242,181
	3,220,615	3,723,740
Less: current portion	516,257	503,124
Total	\$ 2,704,358	\$ 3,238,605



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 9

Year ended December 31, 2022, with comparative information for 2021

## 10. Long term debt (continued):

Principal and interest repayments are due as follows:

	Principal	Interest	Total
2023	516,257	74,493	590,750
2024	496,117	60,975	557,092
2025	508,056	49,036	557,092
2026	520,292	36,800	557,092
2027	524,914	24,345	549,259
Thereafter	654,979	23,946	678,925
Total	\$ 3,220,615	\$ 269,595	\$ 3,490,210

Debenture debt is repayable to Alberta Capital Finance Authority and bears interest at rates ranging from 1.288% to 5.875% per annum (2021 – 1.288% to 5.875% per annum) and matures in periods 2023 to 2033. Debenture debt is issued on the credit and security of the County at large.

Wheatland County's total cash payments for interest on long-term debt is \$85,818 (2021 - \$92,219).

The County has an operating loan facility of up to \$1,700,000, repayable on demand with interest at the bank's prime minus 0.5% per annum. The facility was not used at December 31, 2022 or 2021.

## 11. Accumulated surplus:

Accumulated surplus consists of internally restricted and unrestricted amounts and equity in tangible capital assets as follows:

	2022	2021
Unrestricted surplus	\$ 27,910,014	\$ 34,755,359
Internally restricted surplus (reserves) (note 12)	50,354,255	47,328,143
Equity in tangible capital assets (note 13)	228,713,618	229,964,253
	\$ 306,977,887	\$ 312,047,755





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 10

Year ended December 31, 2022, with comparative information for 2021

## 12. Reserves:

Council has set up reserves for various purposes. These reserves are either required by legislation or set up at the discretion of Council to provide funding for future expenditures.

	2022	2021
Municipal equipment	\$ 9,164,481	\$ 8,295,489
Transportation – unpaved roadways	8,384,759	8,362,141
Lakes of Muirfield	8,057,200	2,125,537
Transportation – paved roadways	6,810,917	10,430,687
Fire capital	4,515,323	4,281,796
Gravel reclamation	1,714,670	1,672,291
Brownfields	1,327,530	1,248,761
Municipal reserve	1,162,610	1,118,602
Operating continuity	957,475	953,436
Transportation – bridges/culverts	920,743	2,419,424
Capital continuity	896,252	819,185
Utilities – Gleichen	653,227	606,673
Community aggregate payment levy	648,636	201,620
Agriculture Service Board	554,466	443,381
Facility infrastructure	536,287	484,948
Land development	522,839	447,464
Recreation	501,401	514,382
Tax stabilization	419,798	418,027
Utilities – Speargrass	302,945	276,131
Utilities - Carseland	299,696	246,017
Cluny community infrastructure	276,308	275,142
Wheatland West Fire	260,476	259,377
Professional development	254,340	253,267
Emergency preparedness	245,312	244,277
Storm drainage	202,530	201,676
Waste	167,100	166,395
Utilities – Rosebud	112,874	102,556
Safety	109,774	109,311
Utilities – Cluny	105,595	95,055
Information services	82,860	-
Standard site	79,718	79,382
Rosebud water and wastewater	39,237	39,072
Gleichen community infrastructure	37,721	37,562
Community enhancement	18,379	96,120
Utilities – Muirfield	7,733	-
Library	2,349	2,339
Cenotaph	623	620
Carseland Fire Capital	71	-
<b>Total</b>	<b>\$ 50,354,255</b>	<b>\$ 47,328,143</b>



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 11

Year ended December 31, 2022, with comparative information for 2021

## 13. Equity in tangible capital assets:

	2022	2021
Tangible capital assets (Schedule 2)	\$ 668,382,386	\$ 656,969,811
Accumulated amortization (Schedule 2)	(439,482,628)	(426,773,099)
Capital long term debt (note 10)	(186,140)	(232,459)
	<u>\$ 228,713,618</u>	<u>\$ 229,964,253</u>

## 14. Net municipal property taxes:

	Budget (note 25)	2022	2021
Taxation:			
Real property taxes	\$ 24,155,310	\$ 24,544,896	\$ 24,371,560
Linear property taxes	15,214,997	14,841,936	15,116,055
Government grants in place of property taxes	44,976	44,968	47,207
Special assessments and local improvement taxes	28,585	-	-
Total	<u>\$ 39,443,868</u>	<u>\$ 39,431,800</u>	<u>\$ 39,534,822</u>
Requisitions:			
Alberta School Foundation Fund	10,182,196	10,182,196	10,183,820
Designated Industrial Properties	145,355	144,607	144,619
Drumheller Solid Waste Management Association	364,350	364,350	364,350
Wheatland Foundation and Housing Management Body	296,728	335,633	298,305
Total	<u>10,988,629</u>	<u>11,026,786</u>	<u>10,991,094</u>
Total	<u>\$ 28,455,239</u>	<u>\$ 28,405,014</u>	<u>\$ 28,543,728</u>

# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 12

Year ended December 31, 2022, with comparative information for 2021

## 15. Government transfers:

	Budget (note 25)	2022	2021
Transfers for operating:			
Provincial Government	\$ 338,966	\$ 591,043	\$ 719,945
Federal Government			—
Total	\$ 338,966	\$ 591,043	\$ 719,945
Transfers for capital:			
Provincial Government	5,460,000	4,935,249	4,963,467
Federal Government	900,000	-	624,038
Total	\$ 6,360,000	\$ 4,935,249	\$ 5,587,505
Total	\$ 6,698,966	\$ 5,526,292	\$ 6,307,450

## 16. Expenses by object:

	Budget	2022	2021
Salaries, wages, and benefits	\$ 12,025,364	\$13,178,250	\$ 12,212,224
Contracted and general services	7,082,661	13,885,265	8,967,800
Materials, goods, supplies and utilities	6,321,669	6,413,706	5,867,970
Bank charges and short-term interest	14,566	24,988	18,864
Interest on long term debt, net of interest on debt charges recoverable	81,910	85,818	92,219
Transfers to organizations and others	4,175,592	3,300,909	2,596,064
Provision for allowances	208,060	47,385	(196,229)
Amortization of tangible capital assets	16,182,836	14,206,054	16,027,801
Loss (gain) on disposal of tangible capital assets	-	(62,998)	(1,055,321)
Loss (gain) on disposal of other assets	-	2,410	2,958
Total	\$ 46,092,658	\$ 51,081,787	\$ 44,534,350





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 13

Year ended December 31, 2022, with comparative information for 2021

## 17. Debt limits:

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

	2022	2021
Total debt limits	\$ 60,723,329	\$ 53,947,361
Less: Total debt (note 10)	3,220,615	3,723,740
Total	\$ 57,502,714	\$ 50,223,621

	2022	2021
Debt servicing limit	\$ 10,120,555	\$ 8,991,227
Less: Debt servicing (note 10)	590,749	590,749
Total	\$ 9,529,806	\$ 8,400,478

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.

## 18. Trust funds:

Trust funds administered by the County on behalf of others consist of the following:

	2022	2021
Seniors and Physically Challenged	\$ 2964	\$ 2,849
Wheatland West Fire	668	642
Total	\$ 3,632	\$ 3,491



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 14

Year ended December 31, 2022, with comparative information for 2021

---

## 19. Local authorities pension plan:

Employees of the County participate in the Local Authorities Pension Plan (LAPP), which is one of the plans covered by the Alberta Public Sector Pensions Plans Act. The plan serves approximately 280,000 people and 435 employers. The LAPP is financed by the employer and employee contributions and by investment earnings of the LAPP fund.

Contributions for current services are recorded as expenditures in the year in which they become due.

The County is required to make current service contributions to the LAPP of 8.45% of pensionable earnings up to the year's maximum pensionable earnings under the Canada Pension Plan and 12.80% on pensionable earnings above this amount. Employees of the County are required to make current service contributions of 7.45% of pensionable salary up to the year's maximum pensionable salary and 11.80% on pensionable salary above this amount.

Total contributions by the County to the LAPP in 2022 were \$873,368 (2021 - \$915,060). Total contributions by the employees of the County to the LAPP in 2022 were \$783,207 (2021 - \$832,126). At December 31, 2021, the LAPP disclosed an actuarial surplus of \$11.92 billion. This amount is not specifically allocated to the participating government organizations. The 2022 actuarial balance was not available at the date these financial statements were released.

## 20. Commitments and contingencies:

Wheatland County is a member of the Jubilee Reciprocal Insurance Exchange (JRIE) and the Genesis Reciprocal Insurance Exchange (GRIE) which provide liability insurance. The investment in these programs is not reflected as an asset in the accompanying financial statements. Under the terms of membership, the County could become liable for its proportionate share of any claim losses in excess of the funds held by either exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

From time to time, the County is subject to claims and other lawsuits that arise in the ordinary course of business, some of which may seek damages in substantial amounts. Liability for these claims and lawsuits are recorded to the extent that the probability of a loss is likely and it is estimable. At the time of the financial statement preparation, there has been no resolution or indication that the settlement of these actions will result in any material liabilities.

## 21. Financial instruments:

It is management's opinion that the County is not exposed to significant liquidity risk or interest or currency risk arising from its financial instruments. The County is subject to credit risk with respect to taxes and grants in place of taxes receivables and trade and other receivables. Credit risk arises from the possibility that taxpayers and entities to which the County provides services may experience financial difficulty and be unable to fulfill their obligations. The large number and



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 15

Year ended December 31, 2022, with comparative information for 2021

## 21. Financial instruments (continued):

diversity of taxpayers and customers minimizes the credit risk. Unless otherwise noted, the carrying value of the financial instrument approximates fair value.

## 22. Salary and benefits disclosure:

Disclosure of salaries and benefits for elected municipal officials, the chief administrative officer and designated officers as required by Alberta Regulation 313/2000 is as follows:

	Salary (1)	Benefits & allowances (2)	2022	2021
Council:				
Division 1 –Wilson	-	-	-	30,164
Division 1 - Laprise	32,197	41,382	73,579	8,378
Division 2 - Link	38,512	36,811	75,323	75,880
Division 3 - Biggar	32,197	32,498	64,695	70,973
Division 4 - Ikert	32,197	34,949	67,146	69,489
Division 5 - Klassen	32,263	34,709	66,972	65,217
Division 6 - Koester	32,197	36,069	68,266	71,680
Division 7 - Armstrong	-	-	-	49,605
Division 7 - Laursen	32,197	42,074	74,271	7,308
Total	231,760	258,492	490,252	448,694
CAO	233,976	37,513	271,489	252,405
Designated Officer	132,676	30,771	163,447	166,664
Total	366,652	68,284	434,936	419,069

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria and any other direct cash remuneration.
- (2) Benefits and allowances include the employer's share of all employee benefits and contributions, or payments made on behalf of employees including pension, health care, dental coverage, vision coverage, group life insurance, accidental disability and dismemberment insurance, long and short-term disability plans, professional memberships, and tuition. Benefit and allowance figures also include the employer's share of the costs of retirement planning services, concessionary loans, travel allowances, car allowances, and club memberships.





# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 16

Year ended December 31, 2022, with comparative information for 2021

## 23. Works of Art and Historical Treasures:

The County manages and controls works of art and non-operational historical cultural assets including the Gleichen Water Tower. These assets are not recorded as tangible capital assets and are not amortized, which is consistent with Canadian public sector accounting standards. As at December 31, 2022, the County has incurred cumulative costs of \$509,641 (2021 - \$509,641) to maintain these assets.

## 24. Provision for reclamation:

	2022	2021
Balance, beginning of year	\$ 2,110,758	\$ 2,014,082
Inflation and other adjustments	135,721	96,676
Balance, end of year	\$ 2,246,479	\$ 2,110,758

Management considers that the requirements to record a liability for remediation of contaminated sites is required for a specific site location, as well as its gravel pits.

## 25. Budget data:

The final 2022 budget for the County was approved by Council on April 5, 2022. Below is a reconciliation of the original bylaw to the Consolidated Statement of Operations.

### Deficiency of revenue over expenses:

As per budget bylaw	\$	0
Depreciation	\$	(16,182,836)

### Add:

Transfers to reserves	3,723,737
Payment of debt principal	1,697,058

### Less:

Transfers from reserves	2,269,117
Receipt of debt principal payments	-

as per Consolidated Statement of Operations	\$	(13,031,158)
---	----	--------------



# WHEATLAND COUNTY

Notes to Consolidated Financial Statements, page 17

Year ended December 31, 2022, with comparative information for 2021

---

## 26. Comparative information:

Certain comparative figures have been reclassified to be consistent with current year presentation.

## 27. Segmented disclosure:

The County provides a range of services to its ratepayers. For each reported segment, revenues and expenses represent both amounts that are directly attributable to the segment and amounts that are allocated on a reasonable basis. The accounting policies used in these segments are consistent with those followed in the preparation of the financial statements as disclosed in note 1. Refer to the schedule of segmented disclosure (Schedule 3).

The segments have been selected based on the Financial Information Return segmentation reported annually to Alberta Municipal Affairs. Segments include:

- General Government is comprised of Legislative and Administrative services
- Protective Services is comprised of Police, Fire, Disaster, Ambulance, and Bylaw services
- Transportation Services is comprised of Roads, Streets, Walks, and Lighting services
- Environmental Services is comprised of Water Supply and Distribution, Wastewater Treatment and Disposal, and Waste Management services, and Economic and Agricultural Development services
- Public Health Services is comprised of Public Health and Welfare services
- Planning and Development is comprised of Subdivision Land and Development
- Recreation and Culture is comprised of Library, and Parks and Recreation services



# WHEATLAND COUNTY

## Schedule of Changes in Accumulated Surplus

## Schedule 1

Year ended December 31, 2022, with comparative information for 2021

	Unrestricted	Restricted	Equity in Tangible Capital Assets	2022	2021
Balance, beginning of year	\$34,755,359	\$47,328,143	\$ 229,964,253	\$312,047,755	\$314,951,070
Excess (deficiency), revenue over expenses	(5,069,868)	-	-	(5,069,868)	(2,903,315)
Net restricted funds used for operations	(3,026,112)	3,026,112	-	-	-
Current year funds used for tangible capital assets	(12,694,914)	-	12,694,914	-	-
Contributed tangible capital assets	(594,450)	-	594,450	-	-
Disposal of tangible capital assets	380,263	-	(380,263)	-	-
Amortization of tangible capital assets	14,206,054	-	(14,206,054)	-	-
Long-term debt repaid related to tangible capital assets	(46,318)	-	46,318	-	-
Change in accumulated surplus	(6,845,345)	3,026,112	(1,250,635)	(5,069,868)	(2,903,315)
Balance, end of year	\$27,910,014	\$50,354,255	\$228,713,618	\$306,977,887	\$312,047,755





# WHEATLAND COUNTY

## Schedule of Tangible Capital Assets

Schedule 2

Year ended December 31, 2022, with comparative information for 2021

	Land	Land improvements	Land	Buildings	Engineered structures	Machinery and equipment	Vehicles	Construction in progress	2022	2021
<b>Costs:</b>										
Balance, beginning of year	\$ 17,888,687	\$ 4,708,007	\$ 22,818,916	\$ 566,445,099	\$ 29,282,947	\$ 14,020,790	\$ 1,805,365	\$ 656,969,811	\$ 650,742,169	
Acquisitions	-	15,160	126,843	2,916,623	1,828,542	1,318,452	7,083,744	13,289,364	13,270,473	
Disposals	-	-	-	-	(348,612)	(1,172,054)	(356,123)	(1,876,789)	(7,042,831)	
Transfers	-	-	-	-	-	58,760	(58,760)	-	-	
Balance, end of year	17,888,687	4,723,167	22,945,759	569,361,722	30,762,877	14,225,948	8,474,226	668,382,386	656,969,811	
<b>Accumulated amortization:</b>										
Balance, beginning of year	-	2,186,431	4,637,523	397,364,175	15,152,743	7,432,227	-	426,773,099	415,059,241	
Annual amortization	-	208,324	543,601	9,694,688	3,023,350	736,091	-	14,206,054	16,027,801	
Disposals	-	-	-	-	(324,471)	(1,172,054)	-	(1,496,525)	(4,313,943)	
Balance, end of year	-	2,394,755	5,181,124	407,058,863	17,851,622	6,996,264	-	439,482,628	426,773,099	
<b>2022 Net book value</b>	<b>\$ 17,888,687</b>	<b>\$ 2,328,412</b>	<b>\$ 17,764,635</b>	<b>\$ 162,302,859</b>	<b>\$ 12,911,255</b>	<b>\$ 7,229,684</b>	<b>\$ 8,474,226</b>	<b>\$ 228,899,758</b>	<b>\$ 230,196,712</b>	
<b>2021 net book value</b>	<b>\$ 17,888,687</b>	<b>\$ 2,521,576</b>	<b>\$ 18,181,393</b>	<b>\$ 169,080,924</b>	<b>\$ 14,130,204</b>	<b>\$ 6,588,563</b>	<b>\$ 1,805,365</b>	<b>\$ 230,196,712</b>	<b>-</b>	

During the year, tangible capital assets were acquired at an aggregate cost of \$13,289,364 (2021 - \$13,270,473), less contributed assets of \$594,450 (2021 - nil). Of the \$13,289,364 acquired (2021 - \$13,270,473), \$247,178 (2021 - \$1,353,560,) remains in accounts payable at year end, therefore, \$13,801,296 (2021 - \$12,616,676) was acquired with cash during the year.

During the year, assets having a net book value of \$380,264 (2021 - \$2,728,887) were sold for proceeds of \$443,262 (2021 - \$3,784,208), resulting in a gain on disposal of capital assets of \$62,998 (2021 - \$1,055,321).

The net change in accounts payable as stated on the statement of cash flows has been adjusted for the amount remaining in accounts payable related to tangible capital assets.

# WHEATLAND COUNTY

## Schedule of Segmented Disclosure

Schedule 3

Year ended December 31, 2022

	General government	Protective services	Transportation services	Environmental services	Public health services	Planning and development	Recreation and culture	Total
<b>Revenue</b>								
Net property taxes	\$28,405,014	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$28,405,014
User fees and sales of goods	439,843	313,061	265,800	1,446,706	2,550	6,276,228	7,167	8,751,355
Investment income	1,367,918	-	-	74,543	-	-	-	1,442,461
Licenses and permits	-	6,110	-	-	-	558,065	-	564,175
Government transfers for operating	146,055	79,508	-	365,480	-	-	-	591,043
Other	174,248	24,979	1,130	29,096	1,000	-	26,794	257,247
Penalties and costs of taxes	350,932	-	-	-	-	-	-	350,932
Development levies	-	-	-	-	-	39,415	-	39,415
Rentals	44,395	-	-	350	-	-	35,833	80,578
	30,928,405	423,658	266,930	1,916,175	3,550	6,873,708	69,794	40,482,220
<b>Expenses:</b>								
Salaries, wages, and benefits	3,013,275	968,153	6,167,450	2,078,619	-	780,472	170,281	13,178,250
Contracted and general services	2,115,295	468,654	2,131,758	2,138,613	-	7,010,995	19,950	13,885,265
Materials, goods, supplies and utilities	858,881	275,075	4,803,428	471,191	-	48	5,083	6,413,706
Bank charges and short-term interest	24,988	-	-	-	-	-	-	24,988
Interest on long term debt	-	-	-	85,818	-	-	-	85,818
Transfers to organization and others	42,996	1,615,075	-	71,930	201,461	-	1,369,447	3,300,909
Provision for allowances	47,435	-	-	(50)	-	-	-	47,385
Amortization of tangible capital assets	455,804	168,181	12,388,283	1,101,759	1,274	46,910	43,843	14,206,054
Loss (gain) on disposal of tangible capital assets	-	-	(62,998)	-	-	-	-	(62,998)
Loss (gain) on disposal of other assets	2,410	-	-	-	-	-	-	2,410
	6,561,084	3,495,138	25,427,921	5,947,880	202,735	7,838,425	1,608,604	51,081,787
<b>Excess (deficiency) of revenue over expenses before other items</b>	24,367,321	(3,071,480)	(25,160,991)	(4,031,705)	(199,185)	(964,717)	(1,538,810)	(10,599,567)
<b>Other</b>								
Government transfers for capital	-	-	4,935,249	-	-	-	-	4,935,249
Contributed assets	-	-	594,450	-	-	-	-	594,450
Contributed inventory	-	-	-	-	-	-	-	-
	-	-	5,529,699	-	-	-	-	5,529,699
<b>Excess (deficiency) of revenue over expenses</b>	\$24,367,321	\$(3,071,480)	\$(19,631,292)	\$(4,031,705)	\$(199,185)	\$(964,717)	\$(1,538,810)	\$(5,069,868)







## **Wheatland County**

242006 Range Road 243

Wheatland County, AB T1P 2C4

T: 403.934.3321

F: 403.934.4489

[wheatlandcounty.ca](http://wheatlandcounty.ca)

[@wheatlandcounty](https://www.instagram.com/wheatlandcounty)

The cover image showcases the Carseland Fire Hall Grand Opening. More information is available on page 29.