



2026 RATEPAYER MEETINGS

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Finance & Administration

Finance & Administration

2026 Ratepayer Meetings

- Assessment & millrates
- 2025 financial recap
- 2026 budget highlights
- Future considerations

Taxation & Assessment Notices

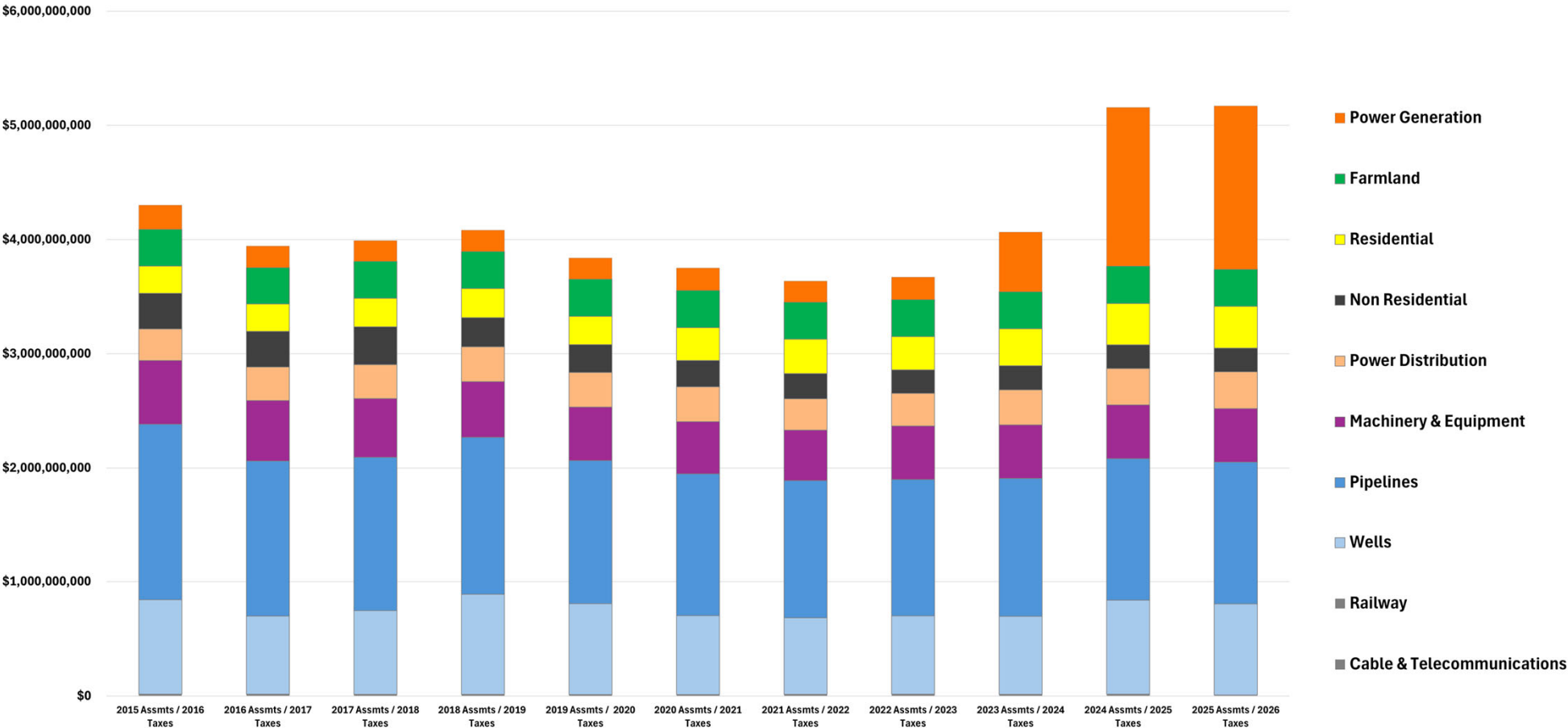
2026 Tax Year

- Combined Assessment & Taxation notices were mailed the week of May 15
- Ratepayers who have questions about their 2025 assessment (for 2026 tax year) are encouraged to contact the Assessment Department at (403) 854-5591
- **The deadline to appeal assessment is July 21, 2026**
- More information is available at www.specialareas.ab.ca

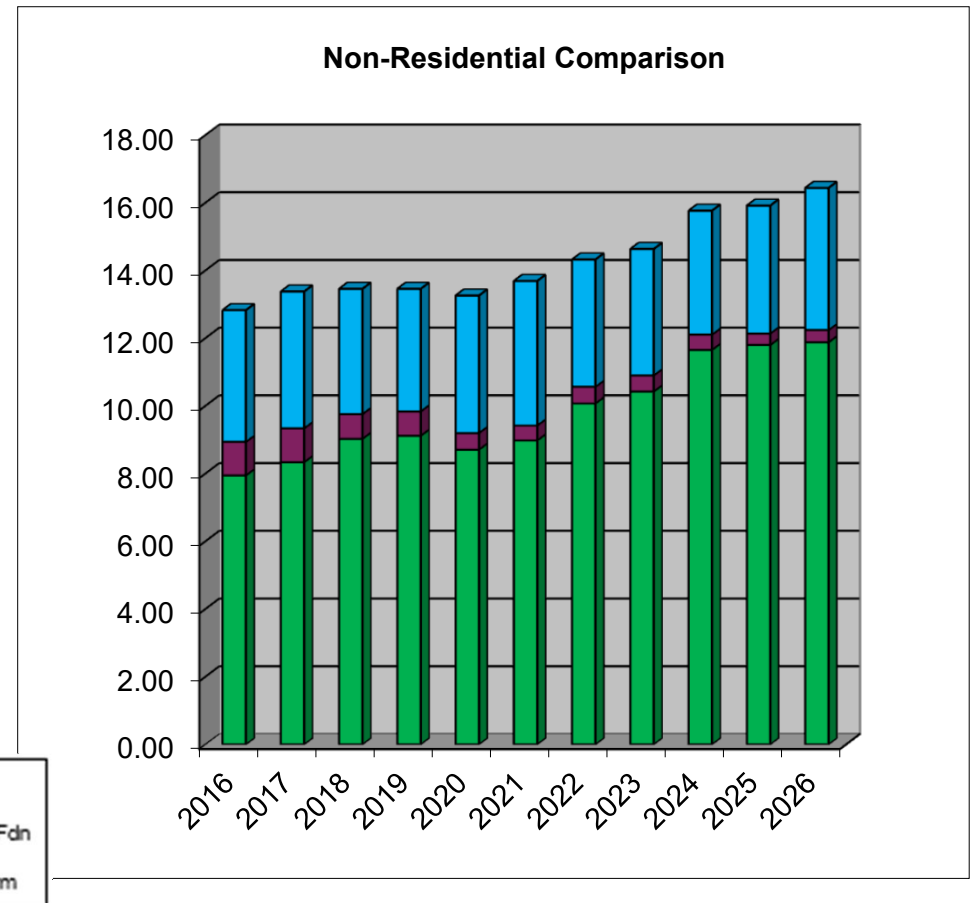
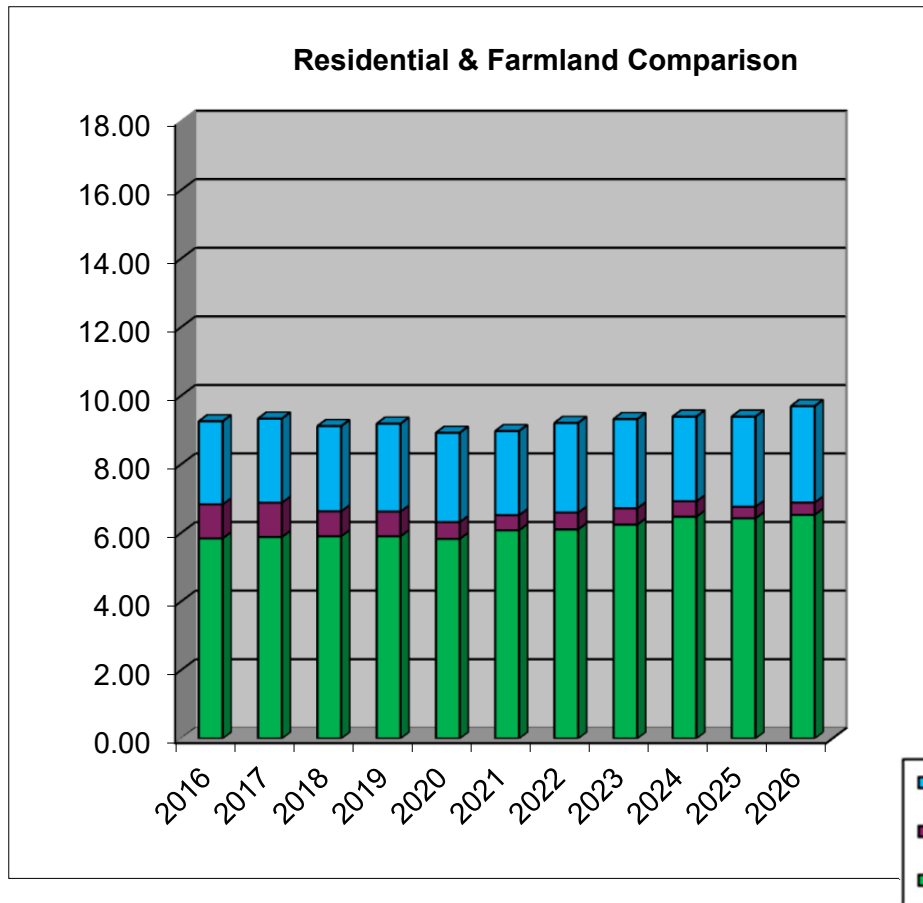
Assessment Trends

ASSESSMENT TOTALS BY YEAR

2016 to 2026 (taxation year)



Millrate Trends



2026 millrates increased 3% compared to 2025, due in part to increasing provincial school taxes (a 7 to 11% increase from 2025).

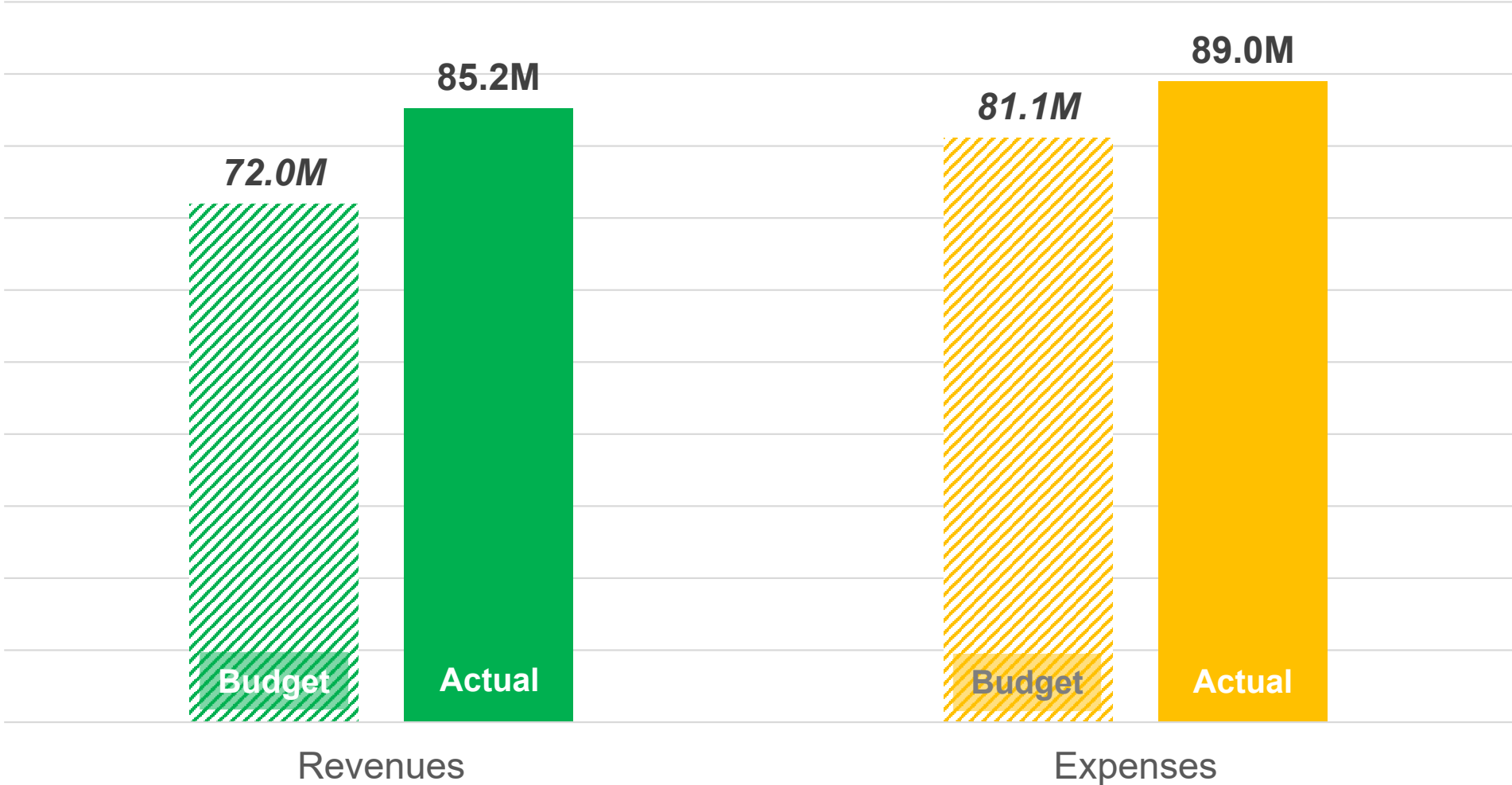
2025 Financial Statements

Audit Report

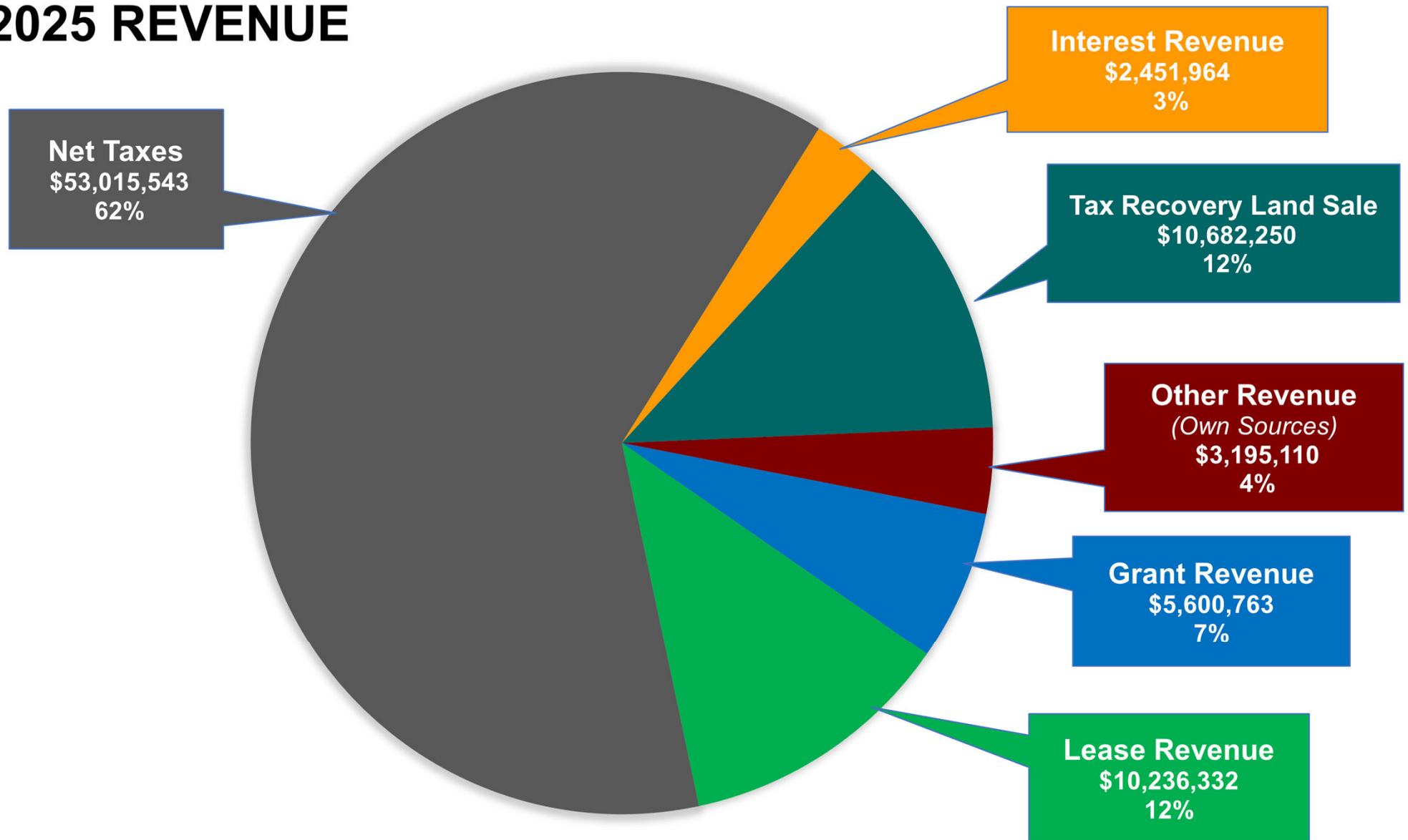
- The Auditor General of Alberta and his staff have audited the Special Areas Board's financial statements for the year ending December 31, 2025.
- We have included their report in the first section of the full package of financial statements. These are available online at www.specialareas.ab.ca.
- *I would note it is their opinion that these statements present fairly the financial position of the Special Areas Board's Trust Account.*
- Financial statements have been prepared on an **ACCRUAL** basis; the annual budget is prepared on a **MODIFIED CASH** basis.
 - *Schedule 1 & Note 13 help interpret cash basis from accrual method.*

2025 Financials

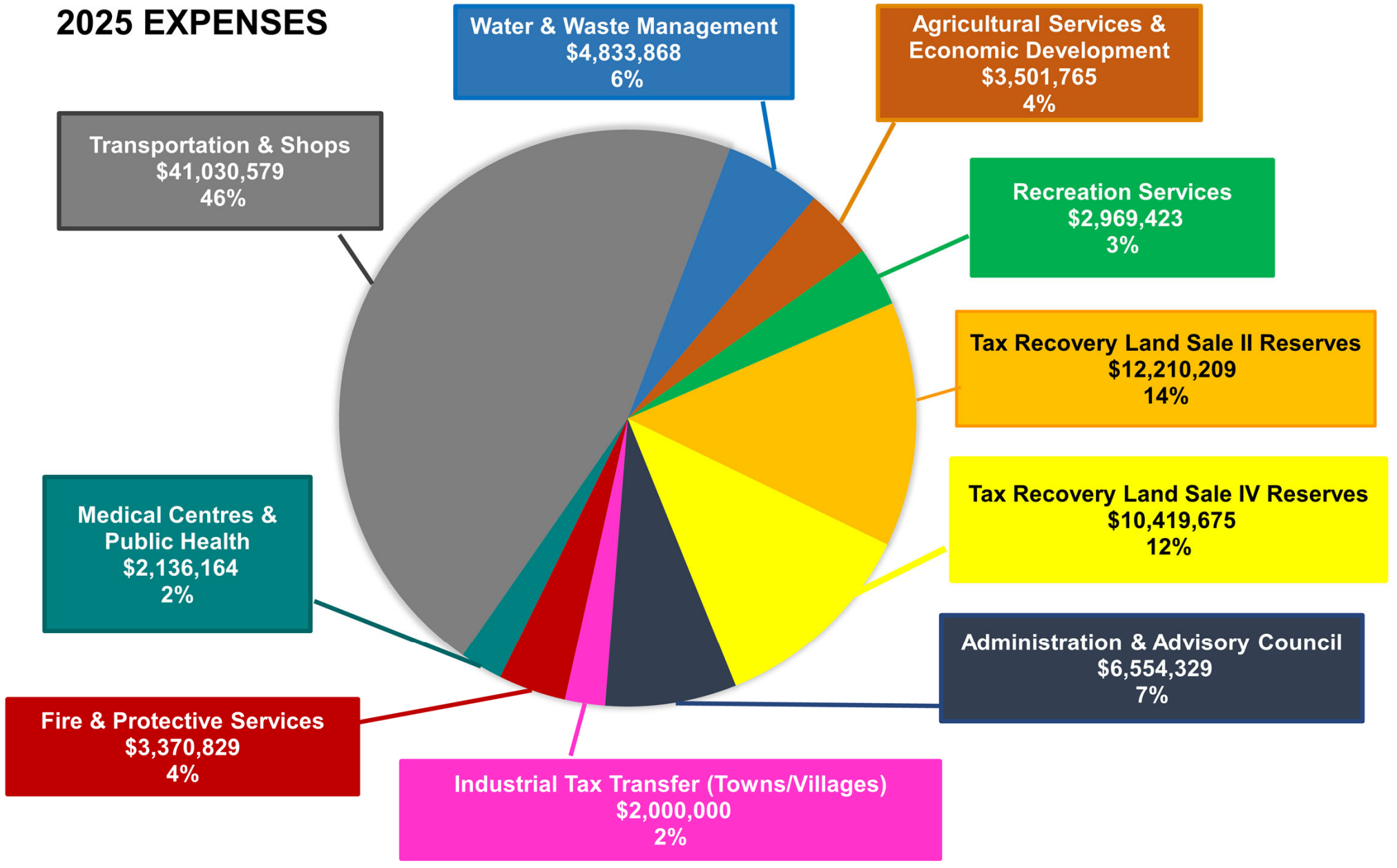
Budget vs. Actual



2025 REVENUE



2025 EXPENSES



2025 Financials

Strategic Use of Surplus & Reserves

Reserve Fund	Balance as of December 31, 2025	Balance as of December 31, 2024
TRLS I (1981)	\$ 39,237,047	\$ 39,237,047
TRLS II (1988)	\$ 12,210,209	\$ 0
TRLS III (2004)	\$ 15,755,056	\$ 15,755,056
TRLS IV (2023)	\$ 13,298,715	\$ 2,879,040

A Tax Recovery Land Sale (TRLS) allows eligible Special Areas agricultural disposition holders with leased lands to change tax recovery land into deeded land at a cost set out in that TRLS policy. Revenues generated by TRLS are put into dedicated reserves that are used to specifically recognize these sale proceeds.

2026 Budget

Planned Approach

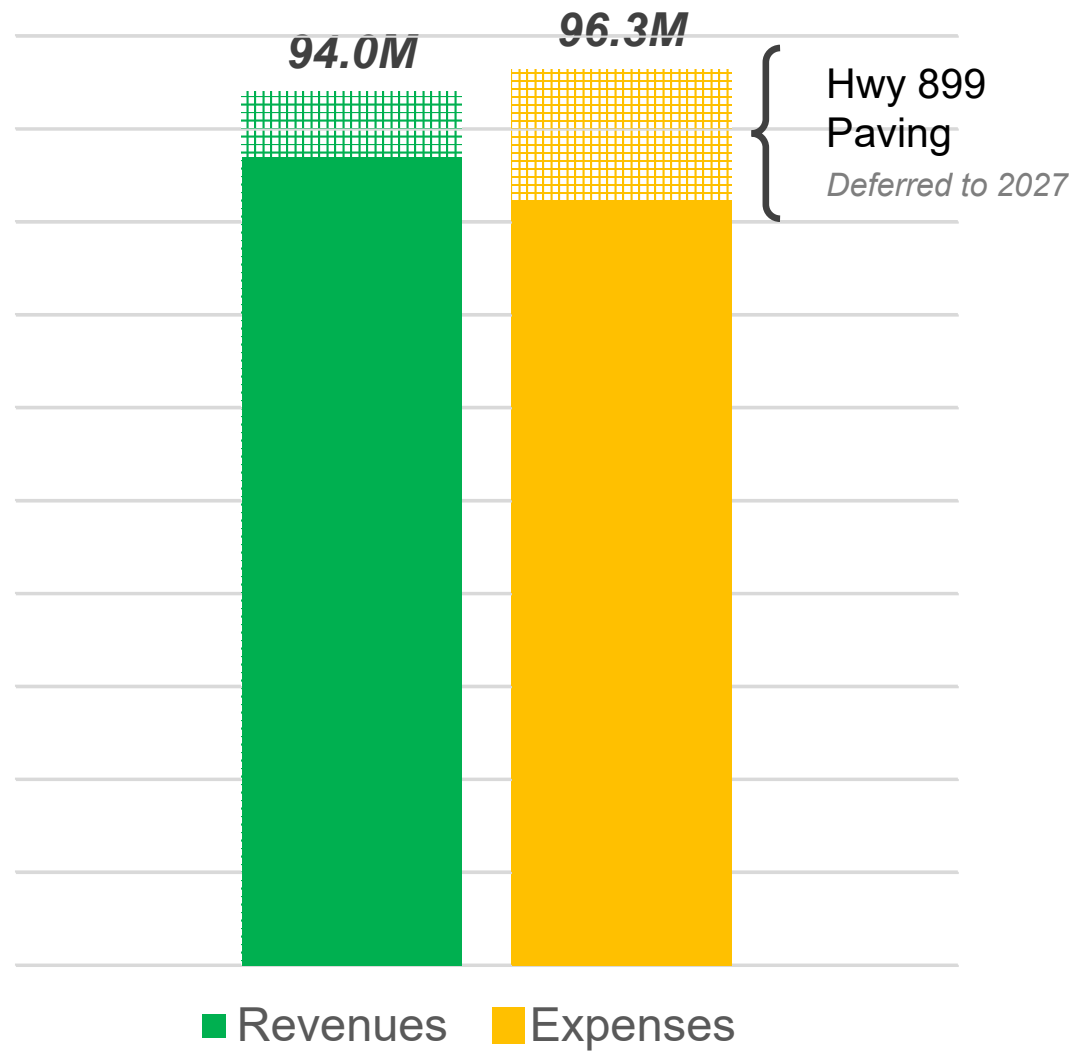
Total Revenues: \$94.0M

Total Expenses: \$96.3M

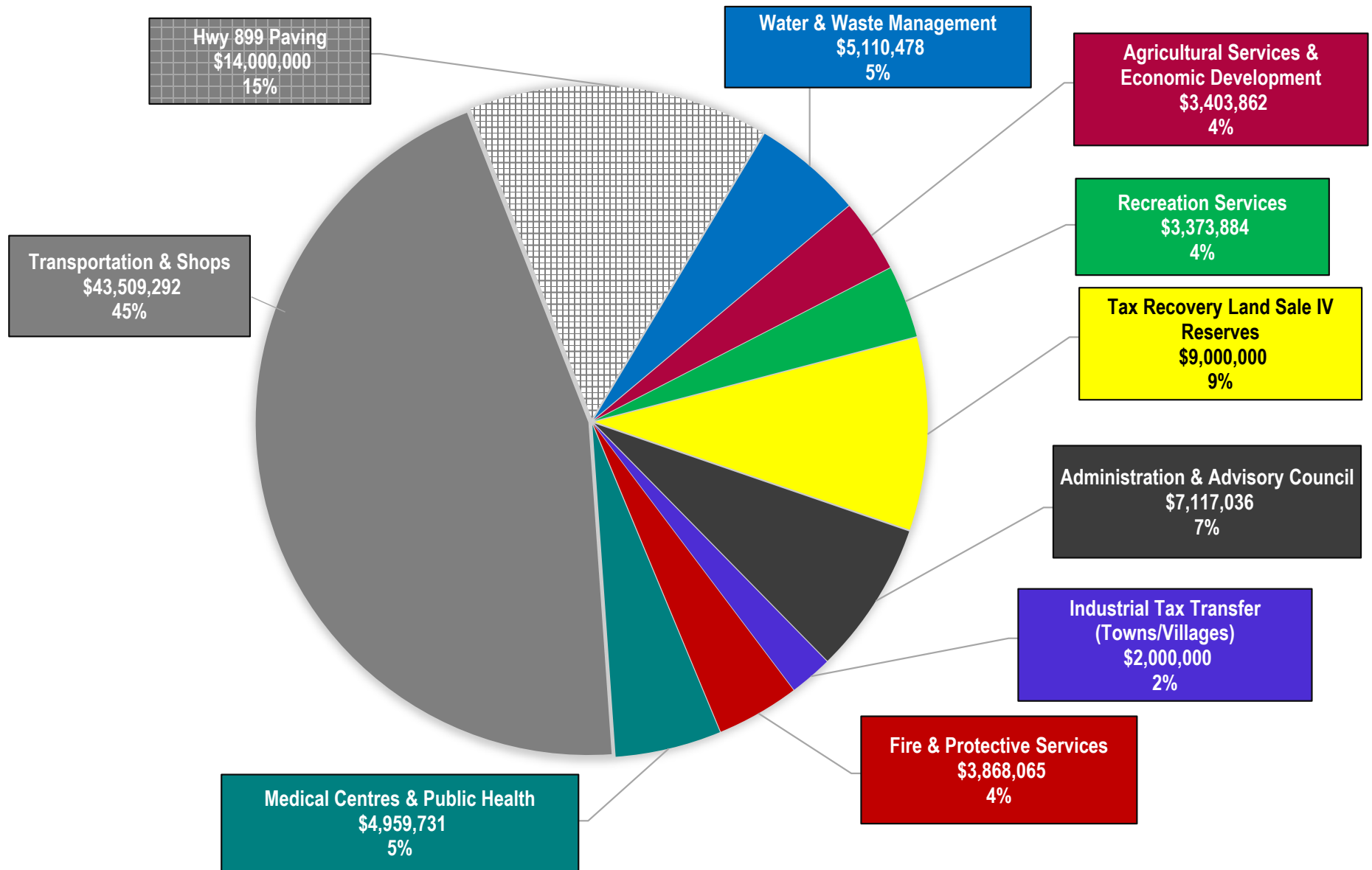
Planned Deficit: (\$2.3M)

Why plan for a deficit?

- Continues drawing down accumulated operational surplus
- Supports priority capital investments and programs
- Is smaller than 2025's planned deficit



2026 Planned Expenses



Long Term Finances

Future Considerations & Issues

Key takeaways?

- Special Areas has an accumulated operational surplus of \$20.9M (*as of December 31, 2025*)
- Strong reserves mean support for future investments and capital requirements
- Financial health means resiliency to deal with future economic changes and potential issues
- Special Areas is in a financially strong and sustainable position



Questions

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