

TOWN OF BLACKFALDS
MUNICIPAL MEASUREMENT INDEX



BLACKFALDS
ALBERTA

MUNICIPAL MEASUREMENT INDEX

The Municipal Measurement index was designed to improve local government financial reporting and allow Albertans to evaluate the performance of their local government in comparison with other municipalities, based on key fiscal indicators.

Comparable communities used in this report include:

- Lacombe
- Wetaskiwin
- Coaldale
- Drumheller
- Edson
- High River
- Hinton
- Innisfail
- Morinville
- Olds
- Strathmore
- Sylvan Lake
- Taber
- Whitecourt



In order to derive at meaningful comparisons, communities must be similar in terms of equalized assessment and population, as well as be within +/- 10 of Blackfallds index rate of 79.

Comparable categories include:

- Residential Tax Rate
- Non Residential Tax Rate
- Municipal Tax Levy
- Composition of Assessment
- Municipal Debt per Capita
- Long-Term Debt - Debt Limit Ratio
- Revenue and Expenses per Capita
- Accumulated Surplus Per Capita

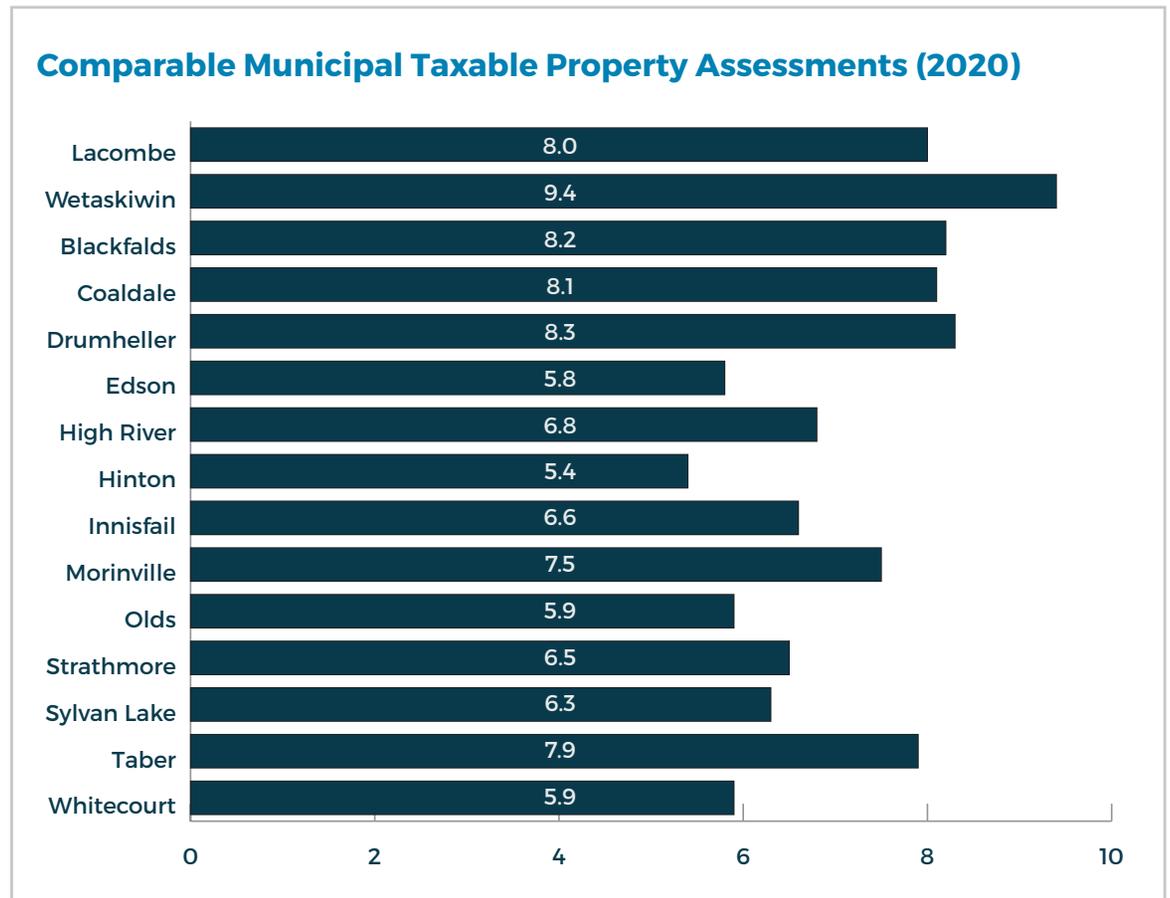
Future categories include:

- Level of Municipal Services
- Business Indicators

Residential Tax Rate	
Blackfallds	8.2
Range	5.4 - 9.4
Median	6.8

RESIDENTIAL TAX RATE

The Residential Tax Rate shows the amount of tax payable per thousand dollars (\$1,000) of taxable property assessment taken from the municipalities annual Tax Rate Bylaw.



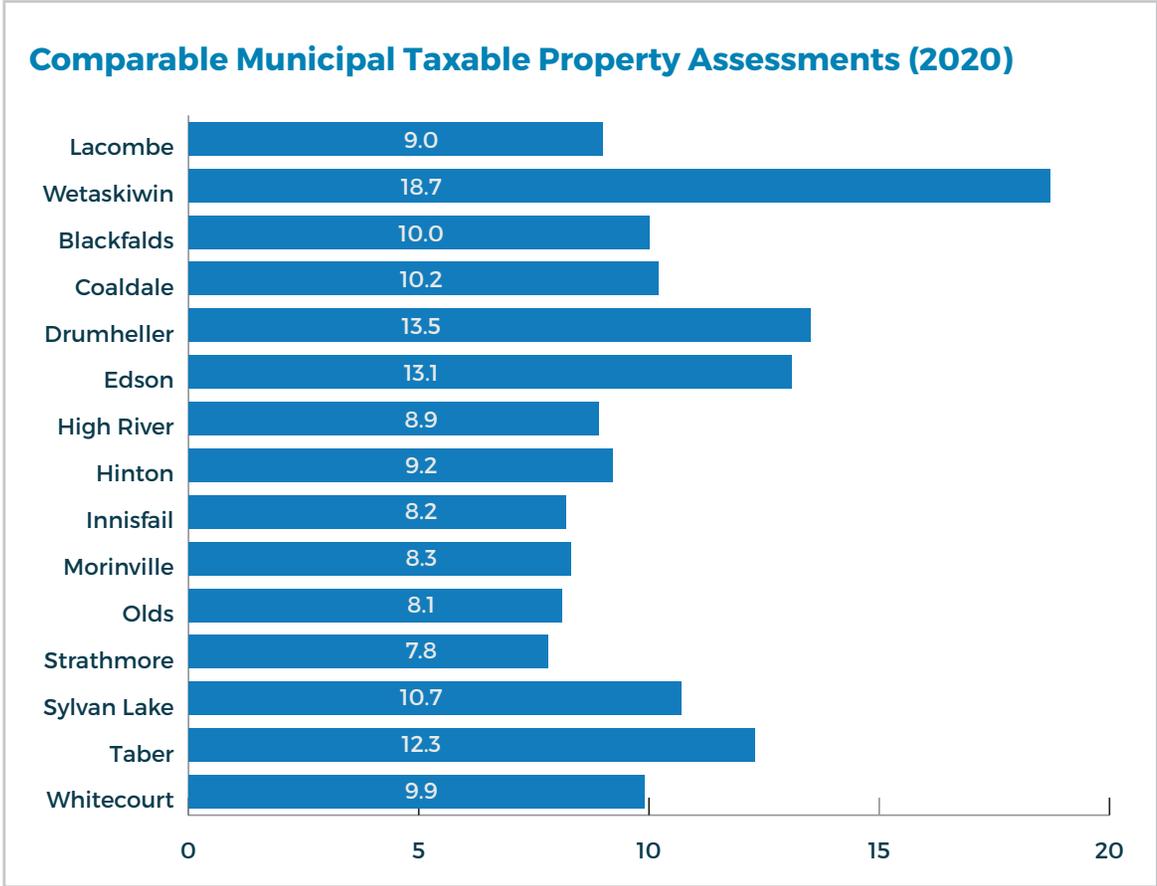
NON-RESIDENTIAL TAX RATE

The Non-Residential Tax Rate applies to properties that are not for residential use; properties that are used for industrial or commercial purposes.

Defined as all types of property categorized as non-residential for assessment purposes including industrial, commercial and institutional properties, engineering construction and mining properties, and vacant lands which are lawfully usable for non-residential purposes.

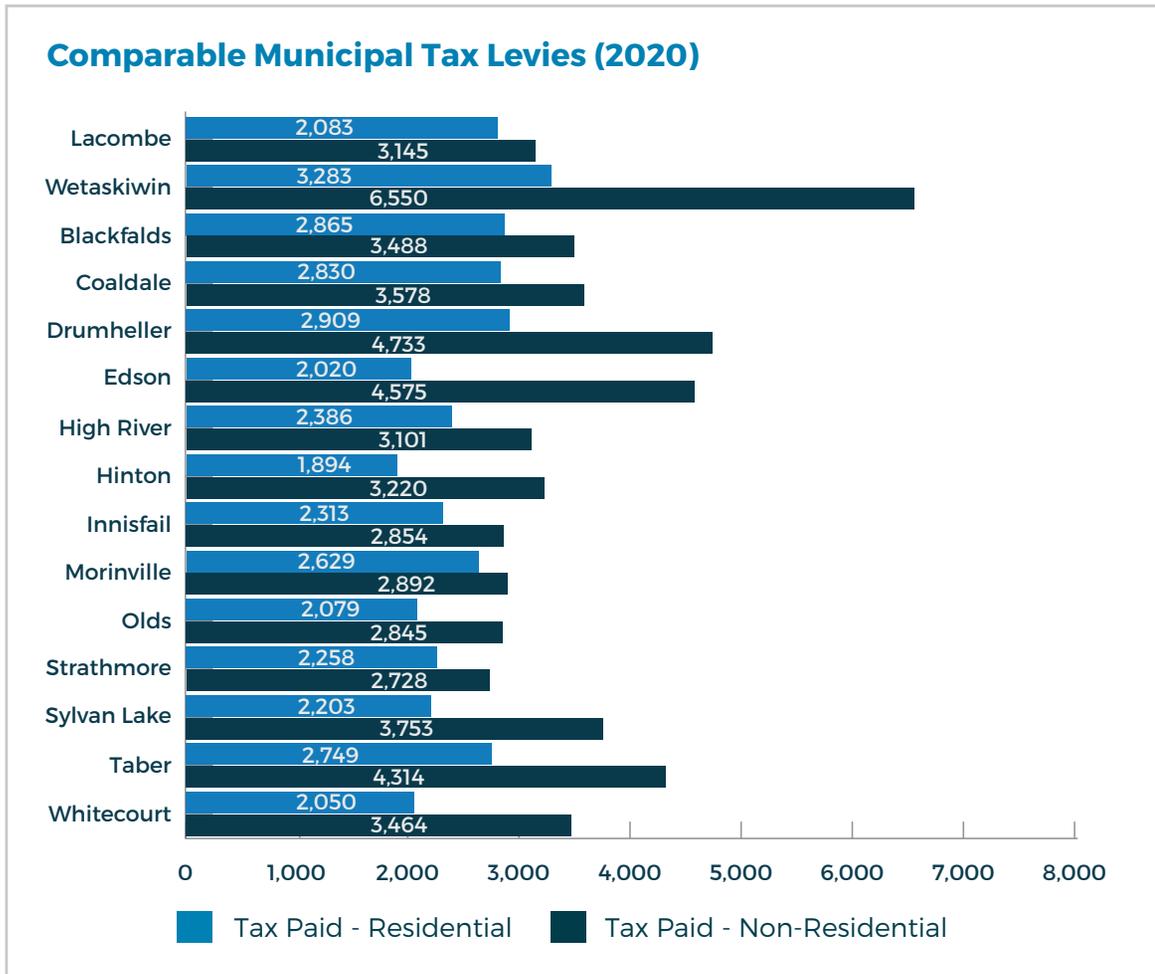
The Non-Residential Tax Rate shows the amount of tax payable per thousand dollars (\$1,000) of taxable property assessment taken from the municipalities annual Tax Rate Bylaw.

Non-Residential Tax Rate	
Blackfalds	10.0
Range	7.8 - 18.7
Median	9.9



MUNICIPAL TAX LEVY

The Municipal Tax Levy shows an approximation of the municipality's portion of a tax notice. Taxes collected for schools and seniors lodging are not included as they are collected by the Province. The amounts below are based on approximately \$350,000 of assessed value.



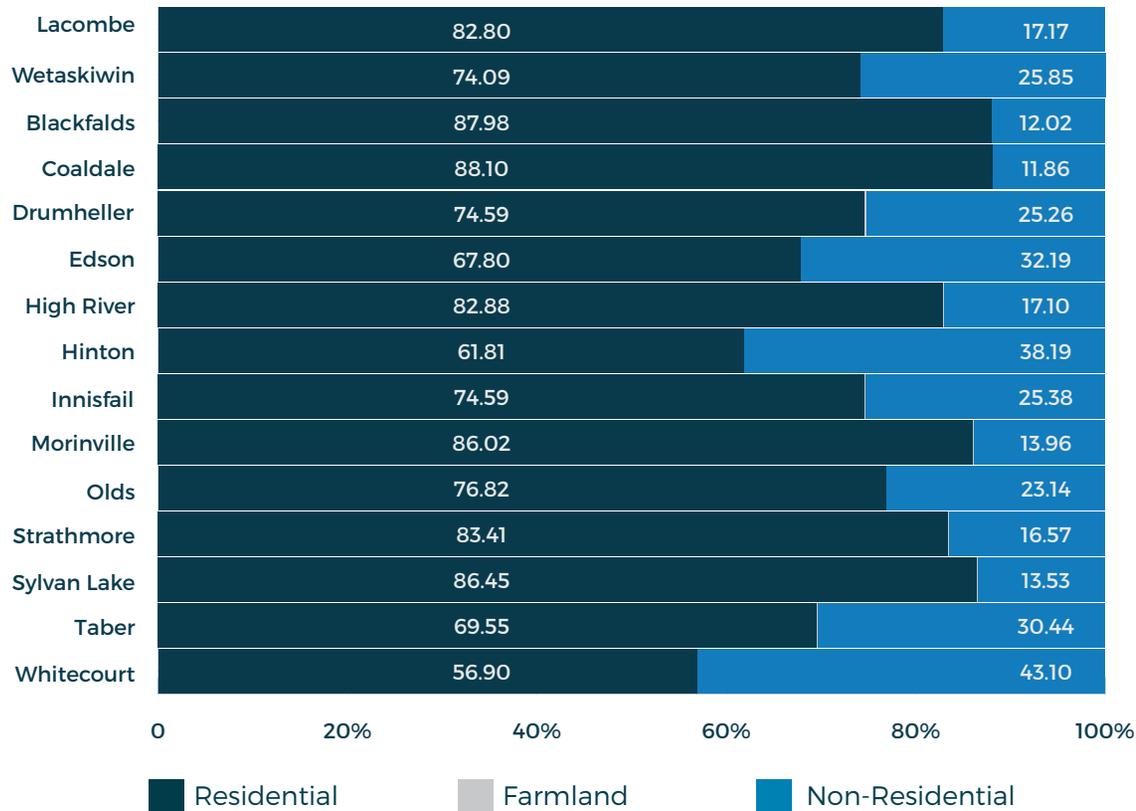
Residential	
Blackfalds	\$2,865
Range	\$1,894 - \$3,283
Median	\$2,386

Non-Residential	
Blackfalds	\$3,488
Range	\$2,728 - \$6,550
Median	\$3,464

COMPOSITION OF ASSESSMENT

The composition of Assessment shows the percentage of municipal properties that are classified as residential, non-residential and farmland. It represents the make-up of the municipality's property tax base.

Comparable Municipal Tax Levies (2020)



Residential	
Blackfalds	87.98%
Range	59.90 - 88.10%
Median	76.82%

Non-Residential	
Blackfalds	12.02%
Range	11.86 - 43.10%
Median	23.14%

MUNICIPAL DEBT PER CAPITA

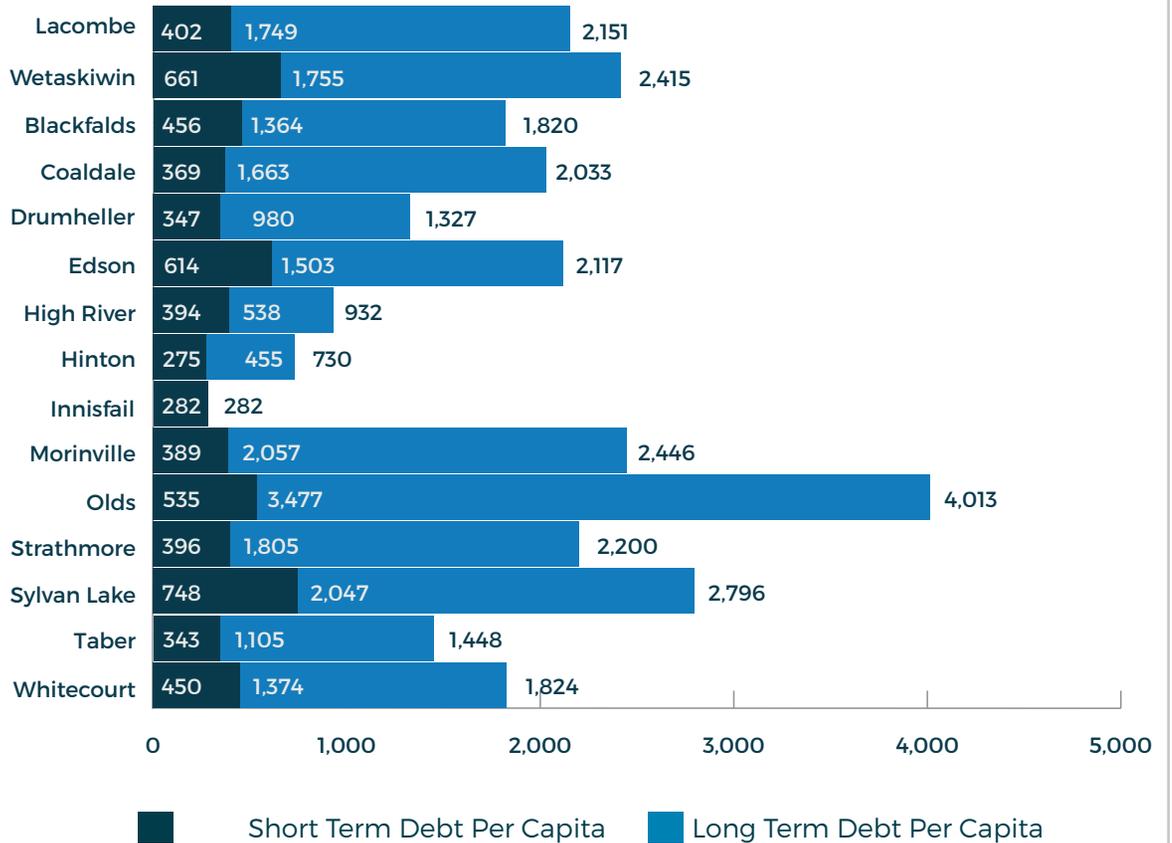
Municipal Debt Per Capita shows the short-term and long-term debt divided by the municipality's population. Short-term debt is considered anything less than a year, while long-term debt is anything greater than a year.

It is noted that the Municipal Debt per Capital does not mean that residents are solely responsible for the debt. A municipality's debt is shared among its residents, businesses and industry tax payers.

Short-Term Debt	
Blackfalds	\$456
Range	\$275-748
Median	\$396

Long-Term Debt	
Blackfalds	\$1,364
Range	\$0-3,477
Median	1,503

Comparable Municipal Debt Per Capita



LONG-TERM DEBT RATIO

The Long-Term Debt : Debt Ratio show the municipalities' long-term debt as a percentage of the municipality's debt limit.

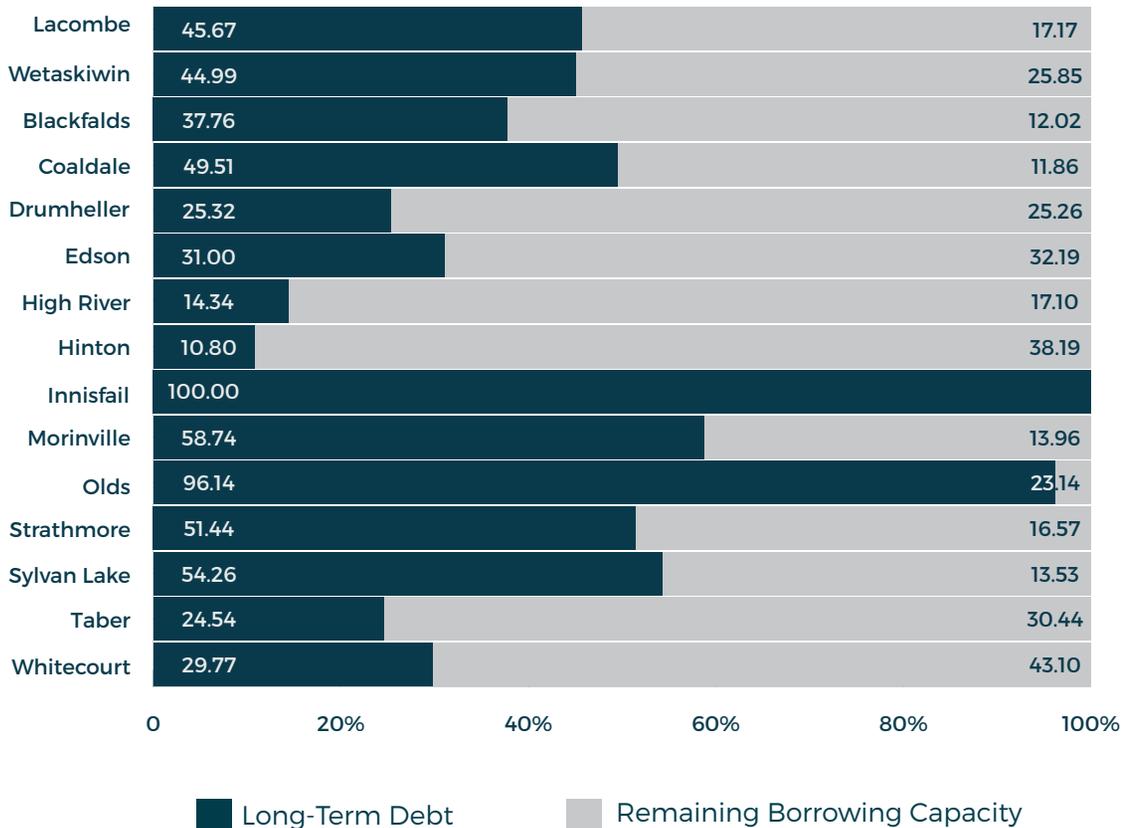
The debt limit for municipalities is set by legislations at 1.5 x of a municipality's annual revenue.

The blue indicates the percentage of debt used.

Debt Used	
Blackfalds	37.76%
Range	0 - 96.14%
Median	37.76%

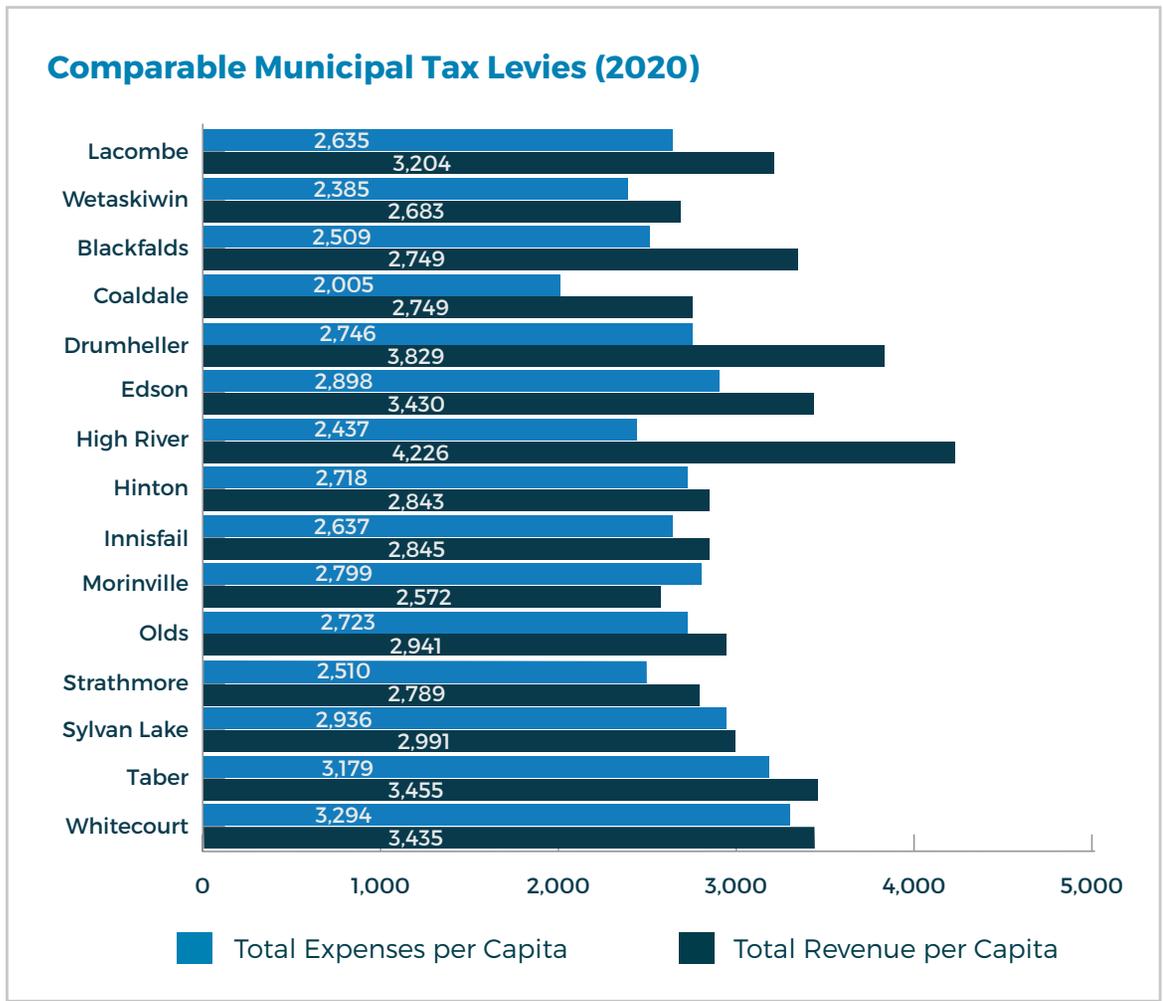
Unused Debt	
Blackfalds	62.24%
Range	3.86 - 100%
Median	62.24%

Comparable Municipal Long-Term Debt Ratios



TOTAL REVENUE TO EXPENSES

Revenue and expenses per capita shows a municipality's total revenue and expenses divided by population.



Expenses per Capita

Blackfalds	\$2,509
Range	\$2,005 - \$3,294
Median	\$2,718

Revenue per Capita

Blackfalds	\$3,340
Range	\$2,572 - \$4,226
Median	\$2,991

ACCUMULATED SURPLUS

Accumulated Surplus per Capita shows the financial resources that a municipality has available to provide future services divided by its population.

Non-Financial Assets are capital assets owned by the municipality such as roads, building, vehicles, and equipment.

Financial assets are comprised of the money in the bank, money owed to the municipality and money reserved for a specific purpose or project.

Non-Financial Assets	
Blackfalds	\$15,483
Range	\$8,517 - 17,921
Median	\$12,969

Financial Assets	
Blackfalds	\$2,816
Range	\$491 - 3,581
Median	\$1,503

