

2024

QUARTERLY FINANCIAL REPORTING

FOR MONTH ENDING
JUNE 30, 2024



City of
**Prince
Albert**

LAND FUND

QUARTERLY FINANCIAL REPORTING – LAND FUND

For Month Ending June 30, 2024 – 2nd QUARTER

2ND QUARTER FINANCIAL REPORTING

	2024 Budget	2 nd Quarter Budget	2 nd Quarter Spending	Variance
REVENUES				
User Charges and Fees	\$35,000	\$17,520	\$2,503	(\$15,017)
Land Sales	\$450,000	\$225,000	\$189,000	(\$36,000)
Total Revenues	\$485,000	\$242,520	\$191,503	(\$51,017)
EXPENSES				
Salaries Wages and Benefits	\$111,400	\$55,700	\$48,559	(\$7,141)
Contracted and General Services	\$24,000	\$6,000	\$14,557	\$8,557
Interest on Long Term Debt	\$139,207	\$13,786	\$31,015	\$17,229
Total Expenses	\$274,607	\$75,486	\$94,131	\$18,645
Operating Surplus	\$210,393	\$167,034	\$97,372	(\$69,662)
CAPITAL AND INTERFUND TRANSACTIONS				
Interfund Transfers	(\$76,500)	\$0	\$0	\$0
Capital and Interfund Transactions	(\$76,500)	\$0	\$0	\$0
TOTAL DEFICIT	\$133,893	\$167,034	\$97,372	(\$69,662)
Adjust for Timing on Interest on Long Term Debt				\$17,229
DEFICIT				(\$52,433)



USER CHARGES AND FEES: UNFAVOURABLE \$15,017

This revenue is generated from the lease of small tracts of land such as closed walkways, small City easements, signage locations, etc.

LAND SALES: UNFAVOURABLE \$36,000

There are three primary sources of revenue for the Land Fund. They are:

1. Land Sales – which include both residential and commercial/industrial land sales.
 - For 2024, the budget is forecasting the sale of 5 lots in Crescent Acres at an average sale price of \$90,000 for total revenue of \$450,000.
 - For 2024, nothing has been budgeted for Commercial/industrial sales as there are no commercial or industrial land sales currently pending.

2. Offsite Development Levies – collected on sales of land or from developers paying the levy to become part of the City services. This revenue is not easy to project and is transferred directly to the Development Levies Reserve, therefore, is not budgeted.

3. Rental/Lease Revenues – this revenue relates to revenue is generated from the lease of small tracts of land such as closed walkways, small City easements, signage locations.

2024 LAND SALES:

Commercial Land Sales	\$0.00
Residential Land Sales	\$189,000
Total Land Sales 2024	\$189,000



SALARIES WAGES AND BENEFITS: FAVOURABLE \$7,141

Salaries Wages and Benefits are under budget by the amount of \$7,141 as follows.

Salaries Wages and Benefits	2024 Budget	Q2 Budget	Q2 Actual	Variance
Salaries Regular	\$59,534	\$29,766	\$24,635	(\$5,131)
Wages Regular	\$30,305	\$15,153	\$12,552	(\$2,601)
Payroll Benefits	\$21,561	\$10,781	\$11,372	\$591
Total Salaries Wages and Benefits	\$111,400	\$55,700	\$48,559	(\$7,141)

Salary costs are allocated to the Land Fund in the following percentages to reflect the salaries and payroll benefit costs:

Director of Public Works	10%
Engineering Services Manager	15%
Utilities Manager	10%
Senior CAD Technologist	10%

INTEREST ON LONG TERM DEBT

The increase over budget relates to the mechanics of the bankers' acceptance and interest rate swap loan facility. Due to the increase in prime rates the City pays a higher interest rate at the beginning of the quarterly loan period and is then refunded interest at the end of the quarterly loan period. **Interest expense will be on budget by the end of 2024.**

Interest on Long Term Debt	2024 Budget
West Hill Development Loan	\$27,557
Marquis Road West Extension Project	\$111,650
Total Interest on Long Term Debt- BUDGET	\$139,207

WEST HILL DEVELOPMENT LOAN

The development of the West Hill area is paid by property taxes (10%) and by land sales (90%). The interest for the West Hill Development Loan is reducing as more principle is being paid. Decrease of \$6,903.

Last payment is December of 2027. The budgeted amount of **\$27,557** represents 90% charged to the Land Fund for the Interest Payment. Interest rate is 3.40%.

MARQUIS EAST WEST EXTENSION LOAN

City Council, on February 15, 2022, approved Capital Financing in the amount of \$3,400,000 for roadway construction for the Marquis Road West Extension to be payable over a period of 25 years. The loan was borrowed on March 1, 2022, with a Maturity Date of March 1, 2047. Interest rate of 3.45% for 25 years.

The budgeted amount of **\$111,650** represents the interest payment for the loan borrowed for the Marquis Road West Extension Project.

Both the Interest and Principle payments for the Marquis Road Extension are funded from the Development Levies Reserve as approved by Council.

CONTRACTED AND GENERAL SERVICES: UNFAVOURABLE \$8,557

The amount of \$14,557 has been expensed ending the 2nd Quarter for spraying and discing undeveloped land owned by the City to address the growth of weeds.



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City of
**Prince
Albert**