

**Summer Village of Waiparous
Council Meeting Agenda Friday, May 1, 2026 10:00am
Community Building, Summer Village of Waiparous, AB**

ITEM	DESCRIPTION
1.	CALL TO ORDER
2.	APPROVAL OF AGENDA
3.	MINUTES
3.1.	Adoption of Minutes <ul style="list-style-type: none">• Regular Meeting February 9, 2026
4.	FINANCIALS
4.1	Cheque Register <ul style="list-style-type: none">• January 1, 2026 – April 30, 2026
4.2	May 2026 Financial Report
4.3	2025 Audited Financial Statements
4.4	Bylaw 165-26 2026 Tax Rate Bylaw
5.	OLD BUSINESS
5.1	Administration Update
5.2	Community Building Project
6.	NEW BUSINESS
6.1	Development Officer & Subdivision Officer Appointment
6.2	3 Wildrose Place - Offer to Purchase
7.	COMMITTEE REPORTS
8.	ADJOURNMENT

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Adoption of Minutes
Agenda Item:	3.1

RECOMMENDED ACTION

That Council adopt the Minutes of the February 9, 2026 Regular Meeting of Council.

ATTACHMENTS

February 9, 2026 Regular Meeting of Council Minutes

**Minutes of the Regular Meeting of the Council of the Summer Village of Waiparous
Monday February 9, 2026, 5:30pm
SVW Community Services Building, 2 Wildrose Place, Summer Village of Waiparous, AB**

IN ATTENDANCE	Mayor C. Wauthier Deputy Mayor M. LeBlanc Councilor M. Parker Chief Administrative Officer, S. Gaida
CALL TO ORDER	The meeting was called to order by Mayor Wauthier at 5:30pm.
APPROVAL OF AGENDA	Council reviewed the agenda. 26-001 <i>MOVED by Deputy Mayor LeBlanc that Council adopt the agenda as presented.</i>
MINUTES	Council reviewed the minutes from the November 17, 2025 Regular Meeting of Council. 26-002 <i>MOVED by Councilor Parker that Council approve the Minutes from the November 17, 2025 Regular Meeting of Council</i>
FINANCIALS	 CARRIED
Cheque Register	Council reviewed the cheque register for November 18 – December 31, 2025. 26-003 <i>MOVED by Mayor Wauthier that Council accept the cheque register for November 18 – December 31, 2025 as information.</i>
December 2025 Financial Report	Council reviewed the December 2025 Financial Report. 26-004 <i>MOVED by Mayor Wauthier that Council accept the December 2025 Financial Report as information.</i>
OLD BUSINESS	 CARRIED
Administrative Update	Administration provided a verbal update on several ongoing projects. Resident concerns and contacts, ICF Meeting with MD of Big Horn, Bylaw Infractions, Highway 40 Bridge, Government of Alberta Budget, and Development Officer. 26-005 <i>MOVED by Councilor Parker to accept the Administrative Update as information.</i>
Community Building Project	Council discussed the current progress on the planning for the Community Building Project. Council also discussed the design and costs and debated and set the budget for the project. CARRIED

26-006 *MOVED by Deputy Mayor LeBlanc that the Community Building Project Budget be set at \$609,000 to be funded from grants and reserves.*

CARRIED

NEW BUSINESS

2026 Assessment Shift Council reviewed and discussed the 2026 Assessment shift report

26-007 *MOVED by Mayor Wauthier that Council accept the 2026 Assessment Report as information.*

CARRIED

Marigold Library Systems Council discussed the revised Marigold Library Systems Agreement and the Revised Agreement and associated Fee Schedule for 2027, 2028 & 2029.
Fee Schedule

26-008 *MOVED by Deputy Mayor LeBlanc that Council direct Administration to sign and submit the Marigold Library Systems Revised Agreement and Schedule C Requisition for the Marigold Library System for 2027, 2028 & 2029.*

CARRIED

16 Forestry Trail Council discussed the encroachment of a deck and shed onto Village land Encroachment behind 16 Forestry Trail.

26-009 *MOVED by Councilor Parker that Council directs Administration to send a letter acknowledging and allowing the encroachments at 16 Forestry Trail to remain in their present location with the caveat that should the Village require the lands in the future, the owner will be required to remove the encroaching structures and that no rebuild, replacement, additions or remodeling of the structures can occur in their current location.*

Renewed Police Funding Council discussed the new Police Funding Model and the preliminary 5-year Model estimate for the Village and how it will impact taxes.

26-010 *MOVED by Mayor Wauthier that Council receive the Renewed Police Funding Model as information.*

COMMITTEE RERORTS

Public Works/FireSmart Councilor Parker provided the following update for the Public Works/FireSmart Committee:

- The Committee will be meeting February 22.
- Working on the plan for Community Wildfire Preparedness Day which will be held May 2, 2026.
- Will be setting a date for bench maintenance in the summer.
- The Committee will start to work on the bench plan for the Village.

- Boiler shutdown causing the toilet to freeze. Up and running now and toilet has been replaced. New boiler is being ordered and will be installed when it arrives.

Emergency Services Mayor Wauthier provided the following update for Emergency Services:

- Attended a meeting for the South-Central Mutual Aid Agreement. The Agreement is being updated. This agreement is used if the Village needs to call on other municipalities for assistance during an emergency.
- Met with the MD of Bighorn to discuss the Regional Emergency Management Plan. The MD is taking the lead on this, and Council will be required to pass a new Bylaw once the plan is ready.
- We are transferring the administration of our Voyent Alert system to the MD of Bighorn to send out notifications. We will now fall under their system which will streamline alerts moving forward.

Trails & GWTA Deputy Mayor LeBlanc provided the following update on the GWTA:

- AGM will be held in April.
- They have applied for a grant from the MD of Bighorn for benches, tools, wildlife cameras, and insurance. Still waiting for a response

Waiparous Community Association Mayor Wauthier provided the following update on the WCA:

- Forms to form a Society were submitted in December.
- Initial Board was struck from the list of volunteers from the Community Picnic
- A few members toured the Summer Village of Ghost Lake Community Hall and met with the Ghost Lake Village Community Association.

CLOSED SESSION

2026-011 *MOVED by Mayor Wauthier that Council and Administration go in-camera at 8:56pm*

CARRIED

Closed Session ~ Exception under Section 29(1)(c), of the Access to Information Act ~ Advice from Officials

2026-012 *MOVED by Mayor Wauthier that Council and Administration come out of in-camera at 9:16pm*

CARRIED

ADJOURNMENT

Mayor Wauthier adjourned the meeting at 9:17pm

Mayor

Chief Administrative Officer

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Cheque Register
Agenda Item:	4.1

RECOMMENDED ACTION

That Council accept the Cheque Register for January 1 – April 30, 2026 as information.

BACKGROUND

The Cheque Register for January 1 – April 30, 2026 is attached for Council's information. The register includes direct withdrawals and cheques 45-69 for a total amount of \$113,573.04. Note to Council - due to a printing issue Cheques 63-65 were destroyed.

Administration has also attached a detailed Credit Card report for the CAO & Mayor that correspond with the Credit Card Payments in the Cheque Register so Council has the detail around these transactions.

These reports includes regular monthly payments, Community Building Project payments, the first quarter 2026 School Requisition Payments, January to June Assessment Services Fee, Workers Compensation Fee, Insurance, AB Munis 2026 Membership Fee, 2026 contributions to the GWTA and the WCA, release of the funds held in trust for the WCA, 2026 Marigold Library Fees, 2025 Audit Fees, 2025/2026 Policing Fees, website fees and a new printer.

OPTIONS / IMPLICATIONS

Option 1

That Council accept the Cheque Register for January 1 – April 30, 2026 as information.

Option 2

That Council accept the Cheque Register for January 1 – April 30, 2026 as information and provide further direction.

ATTACHMENTS

Cheque Register for January 1 – April 30, 2026

CAO Credit Card Detail Report December 31, 2025 -April 6, 2026

Mayor Credit Card Detail Report December 31, 2025-April 6, 2026

**Summer Village of Waiparous
Cheque Register
As of 30 April 2026**

Num	Name	Memo	Amount
CASH AND INVESTMENTS			
310-120 · BANK - TD CANADA TRUST			
Debit	Waste Connections of Canada	January 2025 Bin Service	-504.68
Debit	Cochrane Lake Gas Co-op Ltd	December 2025 Gas	-56.31
Debit	ENMAX	December 2025 Bill	-108.96
Debit	TD Canada Trust	January 5, 2026 Credit Card Payment - CAO	-1,287.29
Debit	Telus	Administration Cellphone -January 9, 2026 Bill	-93.43
Debit	Waste Connections of Canada	February 2026 Bin Service	-504.68
Debit	Cochrane Lake Gas Co-op Ltd	January 2026 Gas	-103.80
Debit	Telus	Administration Cellphone -February 9, 2026 Bill	-93.40
Debit	ENMAX	January 2026 Bill	-128.26
Debit	TD Canada Trust	February 5, 2026 Credit Card Payment - CAO	-1,632.18
Debit	TD Canada Trust	February 5, 2026 Credit Card Payment - Mayor	-200.00
Debit	Workers' Compensation Board - Alberta	2810462	-816.02
Debit	Waste Connections of Canada	March 2026 Bin Service	-504.68
Debit	Cochrane Lake Gas Co-op Ltd	February 2026 Gas	-87.24
Debit	TD Canada Trust	March 5, 2026 Credit Card Payment - CAO	-767.57
Debit	ENMAX	February 2026 Bill	-132.73
Debit	ASFF - Provincial Treasurer	March 2026 Public School Requisition	-29,885.03
Debit	Waste Connections of Canada	April 2026 Bin Service	-504.68
Debit	Cochrane Lake Gas Co-op Ltd	March 2026 Gas	-74.94
Debit	ENMAX	March 2026 Bill	-154.30
Debit	TD Canada Trust	April 6, 2026 Credit Card Payment - CAO	-118.60
45	Benchmark Assessment Consultants Inc.	January - June 2026 Assessment Fee	-2,367.14
46	Curtis Properties & Landscaping Ltd.	Snow Contract January 15 - February 15, 2026	-1,260.00
47	Summer Village of Ghost Lake	50% of shared GIS services from ORRSC 2026	-1,000.00
48	Matt Sundal	January 2026 Expense Claim - Toilet Repairs & Supplies for Community Hall	-394.08
49	AMSC Insurance Services Limited	2026 Insurance	-5,027.00
50	Alberta Municipalities	600A	-1,068.21
51	Marigold Library System	2026 Levy 57x\$11.46	-653.22
52	Ghost/Waiparous Trails Assoc.	2026 Contribution	-250.00
53	Suzanne Gaida	January 2026 CAO Contract & Expenses	-5,319.76
54	Gordon Eveson	Mileage for Transportation of Fire Pump for Servicing	-265.21
55	Curtis Properties & Landscaping Ltd.	Snow Contract February 15 - March 15, 2026	-1,260.00
56	Waiparous Community Association	2026 Grant & Release of Funds Held in Trust	-1,280.02
57	Suzanne Gaida	February 2026 CAO Contract & Expenses	-6,126.30
58	Barsi Builders	Community Building Project	-9,843.23
59	Calgary RCSSD 1	March 2026 Seperate School Requisition	-1,542.07
60	Curtis Properties & Landscaping Ltd.	Snow Contract March 15 - April 15, 2026	-1,260.00
61	Suzanne Gaida	March 2026 CAO Contract & Expenses	-4,523.59
62	Barsi Builders	Community Building Project	-12,906.46
66	Scase & Partners	2025 Audit	-7,875.00
67	Cheryl Wauthier	Expense Claim - Q1 2026	-152.92
68	Government of Alberta.	Police Funding Model (PFM) 2025/26	-7,092.00
69	Suzanne Gaida	April 2026 CAO Contract & Expenses	-4,348.05
Total 310-120 · BANK - TD CANADA TRUST			-113,573.04
Total CASH AND INVESTMENTS			-113,573.04
TOTAL			-113,573.04

8:22 AM

2026-04-29

Accrual Basis

**Summer Village of Waiparous
CAO Credit Card
As of 6 April 2026**

Date	Name	Memo	Amount	Balance
Credit Cards				0.00
Credit Card - CAO				0.00
2025-12-31	Curtis Properties & Landscaping Ltd.	December 2025 Plowing	1,260.00	1,260.00
2025-12-31	Canadian Tire	Gift Cards for Tree Purchases in 2026 from 2025 donations	1,100.00	2,360.00
2026-01-01	Adobe	Adobe Subscription January 2026	27.29	2,387.29
2026-01-05	TD Canada Trust	January 5, 2026 Credit Card Payment - CAO	-1,287.29	1,100.00
2026-01-29	HostPapa Inc.	Website - Wordpress 2 Year Fee	477.60	1,577.60
2026-01-29	HostPapa Inc.	Website - Annual Domain Registration	27.29	1,604.89
2026-02-01	Adobe	Adobe Subscription February 2026	27.29	1,632.18
2026-02-05	TD Canada Trust	February 5, 2026 Credit Card Payment - CAO	-1,632.18	0.00
2026-02-09	Subway	Dinner - Council Meeting February 9, 2026	68.81	68.81
2026-02-09	Subway	Beverages - Council Meeting February 9, 2026	34.45	103.26
2026-02-10	Best Buy	Printer & 2 year Warranty	531.95	635.21
2026-02-20	Staples Canada	Office Suplies - Paper, Folders & Envelopes	99.78	734.99
2026-02-20	Tim Hortons	Snacks for PW & FS Committee Meeting	5.29	740.28
2026-03-01	Adobe	Adobe Subscription March 2026	27.29	767.57
2026-03-16	Cochrane Registries	Summer Village of Waiparous Community Association NUANS Report	61.20	828.77
2026-03-27	Canada Post	Registered Letter - Termination Planning Protocol	15.32	844.09
2026-03-27	Tim Hortons	Snacks for ICC Meeting	14.79	858.88
2026-03-27	TD Canada Trust	March 5, 2026 Credit Card Payment - CAO	-767.57	91.31
2026-04-01	Adobe	Adobe Subscription April 2026	27.29	118.60
2026-04-06	TD Canada Trust	April 6, 2026 Credit Card Payment - CAO	-118.60	0.00
Total Credit Card - CAO			0.00	0.00
Total Credit Cards			0.00	0.00
TOTAL			0.00	0.00

8:09 AM

2026-04-29

Accrual Basis

Summer Village of Waiparous

Mayor Credit Card

As of 6 April 2026

<u>Date</u>	<u>Name</u>	<u>Memo</u>	<u>Amount</u>	<u>Balance</u>
Credit Cards				0.00
Credit Card - Mayor				0.00
2025-12-31	Azuridge Estate Hotel	Christmas Gift for CAO	200.00	200.00
2026-02-05	TD Canada Trust	February 5, 2026 Credit Card Payment - Mayor	-200.00	0.00
Total Credit Card - Mayor			0.00	0.00
Total Credit Cards			0.00	0.00
TOTAL			0.00	0.00

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	May 2026 Financial Report
Agenda Item:	4.2

RECOMMENDED ACTION

That Council accepts the May 2026 Financial Report as information.

BACKGROUND

Administration will present to Council at all Council meetings a year-to-date report outlining revenues and expenditures for the Operating and Capital Budgets.

Operating Highlights

- This report shows all revenue & expenses to April 30, 2026
- The report shows a budget deficit as taxes are not collected until June of 2026
- General Administration Expenses are trending high as a new printer and cell phone needed to be purchased in the first quarter of the year that were not anticipated.
- Insurance came in slightly underbudget
- Protective Service Repairs and Maintenance is over budget due to the maintenance required on the pump.
- Policing came in \$400 under budget.

Capital Highlights

- \$107,370 has been spent to date on the Community Hall Project. MSI & CCBF Funding have been secured for this project. LGFF funding had been applied for but the project has not been formally approved yet. It is anticipated the funder will approve the project in the next two weeks.
- The Storm Water Drainage Project has not been started yet. CCBF Funding has been applied for, but the project has not been formally approved yet, It is anticipated the funder will approve the project in the next two weeks.

OPTIONS / IMPLICATIONS

Option 1

That Council accepts the May 2026 Financial Report as information.

Option 2

That Council accepts the May 2026 Financial Report as information and provides direction to Administration.

ATTACHMENTS

May 2026 Financial Report

May 2026 Operating and Capital Budget Report

Revenue	2026 Budget	2026 YTD
Other		
Trans from Operating Reserves	\$ 3,500	\$ -
Tax Penalties & Costs	\$ -	\$ 752
Other Total	\$ 3,500	\$ 752
General Administration		
LGFF Operating Grant	\$ 10,254	\$ -
Other Grants/Fees	\$ 500	\$ -
Sale of Goods & Services	\$ 100	\$ 105
General Administration Total	\$ 10,854	\$ 105
Protective Services		
FRIAA & Firesmart Grants	\$ 12,500	\$ 750
Donations	\$ -	\$ -
Protective Services Total	\$ 12,500	\$ 750
Recreation & Building		
Community Hall Rentals	\$ 200	\$ -
Recreation & Building Total	\$ 200	\$ -
Total Income	\$ 27,054	\$ 1,607

Expenses	2026 Budget	2026 YTD
Council		
Expenses	\$ 2,000	\$ 259
Honorarium	\$ 1,800	\$ -
Council Total	\$ 3,800	\$ 259
General Administration		
CAO Contract	\$ 51,000	\$ 17,272
Professional Fees	\$ 12,100	\$ 2,254
Membership Fees	\$ 1,100	\$ 1,017
Bank Charges	\$ 100	\$ -
Expenses	\$ 7,000	\$ 3,726
Insurance	\$ 5,324	\$ 5,027
Transfer to Groups	\$ 500	\$ 500
Transfer to Operating Reserves	\$ 1,000	\$ -
Transfer to Capital Reserves	\$ 3,000	\$ -
General Administration Total	\$ 81,124	\$ 29,796

May 2026 Operating and Capital Budget Report

Expenses	2026 Budget	2026 YTD
Protective Services		
Grant Expenses	\$ 12,500	\$ -
Expenses	\$ 500	\$ 253
EOC Goods & Services	\$ 1,000	\$ -
Contract Services	\$ 8,000	\$ -
Repairs & Maintenance	\$ 300	\$ 808
Provincial Police Requisition	\$ 7,500	\$ 7,092
Protective Services Total	\$ 29,800	\$ 8,152
Roads		
Repairs & Maintenance	\$ 1,500	\$ -
Contract Services	\$ 8,400	\$ 4,800
Roads Total	\$ 9,900	\$ 4,800
Waste Management		
Contract Services	\$ 8,000	\$ 1,923
Repairs & Maintenance	\$ 4,000	\$ -
Waste Management Total	\$ 12,000	\$ 1,923
Planning & Development		
Contract Services	\$ 1,500	\$ 15
Planning & Development Total	\$ 1,500	\$ 15
Recreation & Building		
Parks Repairs & Maintenance	\$ 1,000	\$ -
Building Repairs & Maintenance	\$ 2,000	\$ 375
Utilities	\$ 3,200	\$ 649
Contract Services	\$ 6,000	\$ -
Recreation & Building Total	\$ 12,200	\$ 1,024
Cultural		
Marigold Library	\$ 653	\$ 653
Cultural Total	\$ 653	\$ 653
Total Expense	\$ 150,977	\$ 46,622

2026 Capital Budget

	Budget	Project to Date	Funding
Community Building Project	\$ 609,000	\$ 107,370	MSI - \$238,695 LGFF - \$271,553 CCBF - \$50,000 Capital Reserves - \$48,752
Storm Water Drainage	\$ 20,000	\$ -	CCBF - \$17,000 Reserves - \$3,000
Total	\$ 629,000	\$ 107,370	

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	2025 Audited Financial Statements
Agenda Item:	4.3

RECOMMENDED ACTION

That Council approves the 2025 Audited Financial Statements as submitted.

BACKGROUND

In accordance with Alberta's Municipal Government Act (MGA) audited financial statements must be prepared and submitted to the Provincial Government each year. The 2025 Audited Statements have been prepared by Scase and Partner Chartered Professional Accountants and are being presented for Council approval.

The 2025 Financial Statements show the financial position of the Summer Village of Waiparous for the period ending December 31, 2025. It outlines assets, liabilities, reserves, deferred revenues and grants. All required disclosures have also been completed. The Audited Financial Statements show that the municipality is doing well financially.

The Summer Village of Waiparous ended the 2025 year with a surplus of \$3,500. There is outstanding taxes at year end of \$5,527. Unrestricted cash balance is \$74,734. The reserve balances for the end of 2025 are \$270,102 which includes capital reserves of \$170,416 and operating reserves of \$99,686. This is an increase of \$9,295 over 2024 in reserves as a result of a contribution to operational and capital reserves of \$4,300 as budgeted in 2025 as well as the \$4,995 from excess fees for a fire call in 2025.

OPTIONS / IMPLICATIONS

Option 1

That Council approves the 2025 Audited Financial Statements as submitted.

Implications: Council will meet its legislative requirements to submit the statements to the Minister of Municipal Affairs.

Option 2

That Council does not approve the 2025 Audited Financial Statements as submitted and provides Administration with further direction.

Implication: The legislative requirements under Section 276 (3) of the MGA for submission of financial information to the Minister will not be met.

ATTACHMENTS

2025 Audit Findings Report

2025 Summer Village of Waiparous Audited Financial Statements



SCASE & PARTNER

CHARTERED PROFESSIONAL ACCOUNTANTS

March 27, 2026

Summer Village of Waiparous
PO Box 806, Cochrane
AB T4C 1B8

Re: Findings Report - Audit of 2025 Financial Statements

Dear Sirs:

I. AUDIT PROCESS

As auditors, we report to the stakeholders on the results of our examination of the Summer Village's consolidated financial statements. This report summarizes our audit process and discusses issues that are of relevance to the Summer Village council.

- Our audit was carried out in accordance with Canadian generally accepted auditing standards.
- Our audit procedures included a review of all significant accounting and management reporting systems.
- Each material year-end balance, key transaction and other event considered significant to the consolidated financial statements was separately examined.
- Our audit process focused on understanding the controls utilized in management's reporting systems to the extent necessary to identify overall and specific financial reporting risks.
 - This risk assessment enabled us to concentrate our audit procedures on the areas where differences were most likely to arise.
 - Our assessment was not, nor was it intended to be sufficient to conclude on the effectiveness or efficiency of internal controls.
- During the course of our audit, we have:
 - Examined on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements.
 - Assess the accounting principles used and significant estimates made by management.

- Obtained an understanding of the Summer Village and its environment, including management's internal controls sufficient to identify and assess the risks of material misstatement of the consolidated financial statements and to design and perform audit procedures.
- Reviewed and assessed those accounting systems deemed necessary to support our audit opinion.
- Evaluated the overall consolidated financial statement presentation.
- Performed subsequent events review with management.
- Reviewed and assessed the status of contingencies and commitments.
- We have obtained written representation from management in order to confirm oral representations given to us and reduce the possibility of misunderstanding. Specifically, we have obtained written confirmation of significant representations provided on matters that are:
 - Directly related to items that are material, either individually or in the aggregate, to the consolidated financial statements.
 - Not directly related to items that are material to the consolidated financial statements, but are significant, either individual or in the aggregate, to the engagement; and,
 - Matters relevant to management judgments or estimates that are material, either individually or in the aggregate, to the consolidated financial statements.

2. SIGNIFICANT AUDIT FINDINGS

FINAL MATERIALITY

- Final materiality used to assess the significance of misstatements or omissions identified during the audit and determine the level of audit testing performed was \$5,000. \$3,750 was used as a performance materiality for testing the balances and transactions of the Summer Village.

DIFFICULTIES ENCOUNTERED

- We have satisfactorily completed our audit procedures for each of the significant account balances and transaction streams. No significant limitations were placed on the scope or timing of our audit.

IDENTIFIED OR SUSPECTED FRAUD

- No incidents of fraud, or suspected fraud, came to our attention in the course of our audit.

IDENTIFIED OR SUSPECTED NON-COMPLIANCE WITH LAWS AND REGULATIONS

- The Summer Village regularly corresponds with various regulators and authorities regarding compliance that arise in the normal course of business. The Summer Village believes that any

liabilities that might arise pertaining to such matters would not have a material effect on its consolidated financial position.

- Nothing has come to our attention that would suggest there is non-compliance with laws and regulations that would have a material effect on the consolidated financial statements.

SIGNIFICANT ACCOUNTING POLICIES

- The accounting policies used by the Summer Village are appropriate and have been consistently applied.

SIGNIFICANT MANAGEMENT ESTIMATES

- The preparation of the consolidated financial statements is subject to significant accounting estimates made by management. All significant managements estimates were reviewed for the current period and no material differences were noted.
 - Provision for legal contingencies – there was no indication of matters as of the date of the audit report.
 - Amortization of period of property and equipment – amortization uses the straight-line method over the estimated useful life of the asset. Rates provided are consistent with those established by municipal affairs and reflect the expected life of the assets.
 - Management and administration is required to prepare budgets for the fiscal year. The budgets are based on estimates of revenues necessary to cover expenditures for the upcoming year and provision for addition to reserves established to support and fund future events. The estimates used in the budget reflected the expected and actual results for the year ended 2024.

MODIFICATIONS TO THE INDEPENDENT AUDITORS' REPORT

- Our independent auditors' report will provide an unqualified opinion to the stakeholders.

INDEPENDENCE

- We confirm to the council that we are independent of the Summer Village of Waiparous.

3. AREAS OF AUDIT EMPHASIS

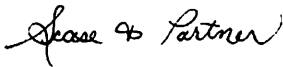
- Analysis of reserves, deferred revenues, deposits and working capital.
- We have attached a summary calculation of the analysis used to evaluate the support for the restricted balances. In general, restricted balances are those amounts that are not available to administration for the funding of daily operations. Our analysis examines the position as of December 31, 2025 and not at any other time during the year.
- Adjusting entries
 - When reconciling certain components of the financial records we provided adjustments to reconcile to the year end.

- Variance reporting
 - From our examination of the expenditures, we look for an account or a group of common accounts where the variance is greater than 10% or \$10,000. From this approach we found specific accounts that did exceed that variance, however in the common group they were under the variance tolerance.
 - Some of the variances in specific accounts might be due to the use of different accounts over comparative years.
- There is a benchmark calculation prepared referred to as the “Debit Limit” for the Summer Village. This benchmark does a general calculation of what additional debt the Summer Village could enter into and also a calculation of what annual payments, principal and interest combined the Summer Village could afford. The Summer Village is well within the limits of this formula calculation.
- We reviewed other matters during the audit with finance and those items that were clarified were noted only in the file.

RECOMMENDATION

- We recommend that for FRIAA grant use separate general ledger account for grant receivable and record all the grants received, allocated thereon and then record the income based on current year utilization.
- There is a new required AMA policy called “Asset Retirement Obligation”. It is on page 18 of the financial statements under Significant Accounting Policies. It would be good to review and if you have further questions on how it works, please give us a call.

Yours truly,



Chartered Professional Accountants

SUMMER VILLAGE OF WAIPAROUS

CONSOLIDATED FINANCIAL STATEMENTS

DECEMBER 31, 2025

SUMMER VILLAGE OF WAIPAROUS

DECEMBER 31, 2025

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SUMMER VILLAGE OF WAIPAROUS

MANAGEMENT'S RESPONSIBILITIES FOR FINANCIAL REPORTING

The accompanying consolidated financial statements and other information contained in this Financial Report as of December 31, 2025 are the responsibility of the management of the Summer Village of Waiparous.

Management has prepared these consolidated financial statements. Financial statements are not precise since they include certain amounts based on estimates and judgments. Management has determined such amounts on a reasonable basis in order to ensure that the financial statements are presented fairly, in all material respects.

The consolidated financial statements have been prepared in compliance with legislation, and in accordance with Canadian public sector accounting standards (PSAS).

The Summer Village of Waiparous maintains systems of internal accounting and administrative controls that are designed to provide reasonable assurance that the financial information is relevant, reliable, and accurate and that the Summer Village of Waiparous' assets are properly accounted for and adequately safeguarded.

The elected Council of the Summer Village of Waiparous is responsible for ensuring that management fulfills its responsibilities for financial reporting and is ultimately responsible for reviewing and approving the consolidated financial statements.

The Council meets regularly with management to discuss internal controls over the financial reporting process, auditing matters and financial reporting issues, and to satisfy itself that each party is properly discharging its responsibilities. The Council also approves the engagement or re-appointment of the external auditors. The Council reviews the financial reports.

The consolidated financial statements have been audited by Scase & Partner Chartered Professional Accountants, the external auditors, in accordance with Canadian generally accepted auditing standards on behalf of Council, residents and ratepayers of the Summer Village of Waiparous. Scase & Partner has full and free access to Council.

X 
Mayor

X March 30/2026
Date



SCASE & PARTNER
CHARTERED PROFESSIONAL ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

TO THE MEMBERS OF COUNCIL SUMMER VILLAGE OF WAIPAROUS

Opinion

We have audited the consolidated financial statements of the Summer Village of Waiparous, which comprise the consolidated statement of financial position for the year ended December 31, 2025 and the consolidated statements of operations, changes in net assets and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Summer Village of Waiparous as at December 31, 2025, the results of its operations, changes in its net financial assets (debt) 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 Summer Village of Waiparous in accordance with the ethical requirements that are relevant to our audit of the 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.

Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards organizations and for such internal control as management determines is necessary to enable the preparation of the 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 Summer Village's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Summer village or to cease operations, or has no realistic alternative but to do so.

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

Auditor's responsibility for the Audit of the Financial Statements

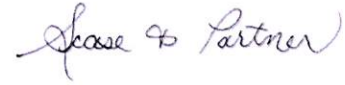
Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not 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 judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks 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 Summer Village'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 Summer Village'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 Municipality 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.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Municipality to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Summer Village's audit. We remain solely responsible for our audit opinion.

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.

March 26, 2026
Calgary, Alberta



Chartered Professional Accountants

SUMMER VILLAGE OF WAIPAROUS

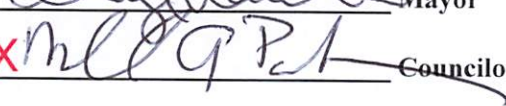
CONSOLIDATED STATEMENT OF FINANCIAL POSITION

AS AT DECEMBER 31, 2025

	2025	2024
FINANCIAL ASSETS		
Cash and investments (Note 2)	\$ 557,667	\$ 561,878
Receivables (Note 3)		
Grants receivable	157,838	245,974
Property tax receivable	5,527	-
Due from other governments	3,834	4,487
	724,866	812,339
LIABILITIES		
Accounts payable and accrued liabilities	10,218	22,311
Deposit liabilities (Note 5)	5,000	11,550
Deferred revenue (Note 5)	361,156	460,242
Property tax credits on account (Note 5)	4,514	4,043
	380,888	498,146
NET FINANCIAL ASSETS (DEBT)	343,978	314,193
NON-FINANCIAL ASSETS		
Tangible capital assets (Note 4)	935,834	907,249
Prepaid expenses	2,000	2,000
	937,834	909,249
ACCUMULATED SURPLUS (Schedule 1), (Note 9)	\$ 1,281,812	\$ 1,223,442

APPROVED:

X  Mayor

X  Councilor

The accompanying notes form an integral part of these financial statements

SUMMER VILLAGE OF WAIPAROUS

CONSOLIDATED STATEMENT OF OPERATIONS FOR THE YEAR ENDED DECEMBER 31, 2025

	BUDGET (Unaudited)	2025	2024
REVENUE			
Net municipal taxes (Schedule 3)	\$ 123,532	\$ 123,828	\$ 117,760
User fees and sales	100	2,644	2,257
Penalties and costs of taxes	-	827	249
Government transfers (Schedule 4)	50,127	124,453	96,967
Other	-	4,995	5,000
	173,759	256,747	222,233
EXPENSES			
Legislative	5,300	3,446	4,774
Administration	62,747	63,194	56,560
Fire	58,100	138,436	115,722
Bylaws enforcement	6,005	6,757	5,719
Common service	-	1,527	1,527
Roads, streets, walks, lighting	9,000	37,314	37,083
Water supply and distribution	-	1,226	1,226
Wastewater treatment and disposal	-	6,576	6,576
Waste management	15,500	13,839	9,182
Subdivision land development	1,500	1,410	1,350
Parks and recreation	12,810	9,318	24,367
Culture	637	637	482
	171,599	283,680	264,568
(SHORTFALL) OF REVENUE OVER EXPENSES			
BEFORE OTHER	2,160	(26,933)	(42,335)
Government transfers for capital (Schedule 4)	-	85,303	15,378
(SHORTFALL) EXCESS OF REVENUE OVER EXPENSES			
	2,160	58,370	(26,957)
ACCUMULATED SURPLUS, beginning of year	1,223,442	1,223,442	1,250,399
ACCUMULATED SURPLUS, end of year	\$ 1,225,602	\$ 1,281,812	\$ 1,223,442

The accompanying notes form an integral part of these financial statements

SUMMER VILLAGE OF WAIPAROUS

CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS (DEBT)

FOR THE YEAR ENDED DECEMBER 31, 2025

	BUDGET (Unaudited)	2025	2024
EXCESS (SHORTFALL) OF REVENUES OVER EXPENSES	\$ 2,160	\$ 58,370	\$ (26,957)
Acquisition of tangible capital assets		(85,303)	(15,378)
Amortization adjustment	-	(1)	2
Amortization of tangible capital assets	-	56,719	56,467
		(28,585)	41,091
Acquisition of prepaid assets	-	(2,000)	(2,000)
Use of prepaid assets	-	2,000	2,000
	-	-	-
DECREASE (INCREASE) IN NET DEBT	2,160	29,785	14,134
NET FINANCIAL ASSETS, beginning of year	314,193	314,193	300,059
NET FINANCIAL ASSETS, end of year	\$ 316,353	\$ 343,978	\$ 314,193

The accompanying notes form an integral part of these financial statements

SUMMER VILLAGE OF WAIPAROUS

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED DECEMBER 31, 2025

	2025	2024
NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:		
OPERATING		
Excess (shortfall) of revenues over expenses	\$ 58,370	\$ (26,957)
Non-cash items included in excess (shortfall) of revenues over expenses:		
Amortization	56,719	56,467
Non-cash changes to operations (net change):		
Decrease (increase) in taxes and grants in place receivable	88,136	30,302
Decrease (increase) in due from government receivables	654	(1,651)
Decrease (increase) in trade other receivables	(5,527)	-
Increase (decrease) in accounts payable and accrued liabilities	(11,624)	13,438
Increase (decrease) in deposit liabilities	(6,550)	(2,000)
Increase (decrease) in deferred revenue	(99,086)	(31,143)
CASH PROVIDED BY OPERATING TRANSACTIONS	81,092	38,456
CAPITAL		
Sale (Acquisition) of tangible capital assets	(85,303)	(15,376)
CASH APPLIED TO CAPITAL TRANSACTIONS	(85,303)	(15,376)
CHANGE IN CASH AND CASH EQUIVALENTS	(4,211)	23,080
CASH AND CASH EQUIVALENTS, beginning of year	561,878	538,798
CASH AND CASH EQUIVALENTS, end of year	\$ 557,667	\$ 561,878
CASH AND CASH EQUIVALENTS IS REPRESENTED BY:		
Cash and temporary investments (Note 2)	\$ 557,667	\$ 561,878

The accompanying notes form an integral part of these financial statements

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF CHANGES IN ACCUMULATED SURPLUS FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 1

	Unrestricted Surplus	Restricted Surplus	Equity in Tangible Capital Assets	2025	2024
BALANCE, beginning of year	\$ 55,385	\$ 260,807	\$ 907,250	\$ 1,223,442	\$ 1,250,399
Excess (deficiency) of revenues over expenses	58,370	-	-	58,370	(26,957)
Unrestricted funds designated for future use	(9,295)	9,295	-	-	-
Current year funds used for tangible capital assets	(85,303)	-	85,303	-	-
Annual amortization expense	56,719	-	(56,719)	-	-
Change in accumulated surplus	20,491	9,295	28,584	58,370	(26,957)
BALANCE, end of year	\$ 75,876	\$ 270,102	\$ 935,834	\$ 1,281,812	\$ 1,223,442

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF TANGIBLE CAPITAL ASSETS FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 2

	LAND		BUILDINGS	ENGINEERED STRUCTURES		WASTE SYSTEM	MACHINERY AND EQUIPMENT	VEHICLES	2025	2024
	LAND	IMPROVEMENTS		ROADS AND STREETS	WATER SYSTEM					
COST:										
BALANCE, beginning of year	\$ 158,611	\$ 77,054	\$ 390,735	\$ 610,134	\$ 55,157	\$ 98,636	\$ 55,296	\$ -	\$ 1,445,623	\$ 1,430,244
Acquisition of assets	-	-	85,303	-	-	-	-	-	85,303	15,378
BALANCE, end of year	158,611	77,054	476,038	610,134	55,157	98,636	55,296	-	1,530,926	1,445,622
ACCUMULATED AMORTIZATION:										
BALANCE, beginning of year	-	18,916	180,375	215,330	50,867	35,289	37,597	-	538,374	481,906
Annual amortization	-	3,627	15,569	27,962	1,226	6,576	1,758	-	56,718	56,467
Reverse amortization on disposals	-	-	-	-	-	-	-	-	-	-
BALANCE, end of year	-	22,543	195,944	243,292	52,093	41,865	39,355	-	595,092	538,373
NET BOOK VALUE OF										
TANGIBLE CAPITAL ASSETS	\$ 158,611	\$ 54,511	\$ 280,094	\$ 366,842	\$ 3,064	\$ 56,771	\$ 15,941	\$ -	\$ 935,834	\$ 907,249
2024 NET BOOK VALUE OF										
TANGIBLE CAPITAL ASSETS	\$ 158,611	\$ 58,138	\$ 210,360	\$ 394,804	\$ 4,290	\$ 63,347	\$ 17,699	\$ -	\$ 907,249	

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF PROPERTY AND OTHER TAXES

FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 3

	BUDGET (Unaudited)	2025	2024
TAXATION			
Real property taxes, net of requisitions	\$ 123,532	\$ 123,681	\$ 117,621
Linear property taxes, net of requisitions	-	147	139
Net after requisitions are applied	\$ 123,532	\$ 123,828	\$ 117,760
REQUISITIONS			
Alberta School Foundation Fund	\$ 119,540	\$ 119,540	\$ 89,536
Calgary RCSSD #1 School Board	6,168	6,168	7,856
Total requisitions	\$ 125,708	\$ 125,708	\$ 97,392

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF GOVERNMENT TRANSFERS

FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 4

	BUDGET (Unaudited)	2025	2024
TRANSFERS FOR OPERATING:			
Provincial Government	\$ 50,127	\$ 124,453	\$ 96,967
	50,127	124,453	96,967
TRANSFERS FOR CAPITAL:			
Provincial Government	-	85,303	15,378
	-	85,303	15,378
TOTAL GOVERNMENT TRANSFERS	\$ 50,127	209,756	\$ 112,345

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF CONSOLIDATED EXPENSES BY OBJECT

FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 5

	BUDGET (Unaudited)	2025	2024
CONSOLIDATED EXPENDITURES BY OBJECT			
Salaries, wages and benefits	\$ 1,800	\$ 1,800	\$ 1,800
Contracted and general services	158,462	216,026	196,238
Materials, goods and utilities	10,600	8,434	9,518
Transfers to local boards and agencies	637	637	482
Bank charges and short-term interest	100	64	63
Amortization of tangible capital assets	-	56,719	56,467
	\$ 171,599	\$ 283,680	\$ 264,568

SUMMER VILLAGE OF WAIPAROUS

SCHEDULE OF SEGMENTED DISCLOSURE - REVENUES AND EXPENSES FOR THE YEAR ENDED DECEMBER 31, 2025

SCHEDULE 6

	General Government	Protective Services	Transportation Services	Planning and Development	Recreation and Culture	Environmental Services	Other	Total
REVENUE								
Net municipal taxes	\$ 123,828	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 123,828
Government transfers	13,254	111,199	-	-	85,303	-	-	209,756
User fees and sales of goods	144	-	-	-	-	-	-	144
Investment income	-	-	-	-	-	-	-	-
Other revenues	827	7,495	-	-	-	-	-	8,322
	138,053	118,694	-	-	85,303	-	-	342,050
EXPENSES								
Contract and general services	63,130	14,555	8,400	1,410	7,615	13,839	-	108,949
Salaries and wages	1,800	-	-	-	-	-	-	1,800
Goods and supplies	1,646	4,215	951	-	1,622	-	-	8,434
Transfers to local boards	-	-	-	-	637	-	-	637
Other expenses	64	107,077	-	-	-	-	-	107,141
	66,640	125,847	9,351	1,410	9,874	13,839	-	226,961
NET REVENUE BEFORE AMORTIZATION	71,413	(7,153)	(9,351)	(1,410)	75,429	(13,839)	-	115,089
Amortization Expense	-	19,347	29,490	-	81	7,801	-	56,719
NET REVENUE	\$ 71,413	\$ (26,500)	\$ (38,841)	\$ (1,410)	\$ 75,348	\$ (21,640)	\$ -	\$ 58,370

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES

The consolidated financial statements of the Summer Village of Waiparous are the representations of management prepared in accordance with Canadian public sector accounting standards for local governments established by the Public Sector Accounting Board of the Canada. Significant aspects of the accounting policies adopted by the town are as follows:

(a) Reporting Entity

The consolidated financial statements reflect the assets, liabilities, revenues and expenditures, changes in fund balances and change in financial position of the reporting entity. This entity is comprised of the municipal operations plus all of the organizations that are owned or controlled by the summer village and are therefore, accountable to the summer village council for the administration of their financial affairs and resources.

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

The statements exclude trust assets that are administered for the benefit of external parties.

(b) Basis of accounting

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

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, in the completion of 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) 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.

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(d) Investments

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

(e) 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 revenues over expenses, provides the Consolidated Change in Net Financial Assets (Debt) 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:

Buildings	25-50 years
Land Improvements	15-25 years
Engineered Structures	10-45 years
Machinery and equipment	15-30 years

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 assets are available for productive use.

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. Inventories

Inventories held for consumption are recorded at the lower of cost and replacement cost.

(f) 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.

(g) Reserves for Future Expenditures

Reserves are established at the discretion of council to set aside funds for future operating and capital expenditures. Transfers to and/or from reserves are reflected as an adjustment to the applicable fund.

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(h) 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 amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the period. Where measurement uncertainty exists, the financial statements have been prepared within reasonable limits of materiality. Actual results could differ from those estimates.

(i) Fund Accounting

Management funds consist of the operating, capital and reserve funds. Transfers between funds are recorded as adjustments to the appropriate equity account. Capital fund debt principal and interest payments are recorded as operating fund expenditures. Proceeds from sales of land held for resale are recorded as operating fund revenue.

(j) Requisition Over-levies and Under-levies

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.

(k) Liability for Contaminated Sites

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 Summer Village is directly responsible or accepts responsibility;
- the Summer Village expects the future economic benefits will be given up; and
- a reasonable estimate of the amount can be made.

The Summer Village of Waiparous has determined that all of the above criteria have not been met and as such no amounts have been accrued.

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

1. SIGNIFICANT ACCOUNTING POLICIES, continued

(l) Asset Retirement Obligation (ARO)

The Summer Village is required to recognize an asset retirement obligation (ARO) in accordance with Public Sector Accounting Standard PS 3280 – Asset Retirement Obligations. An ARO is recognized when there is a legal obligation associated with the retirement of a tangible capital asset and a reasonable estimate of the amount can be made.

The Summer Village is required to adopt this standard for the December 31, 2024, year-end. The ARO is initially measured at the best estimate of the expenditures required to settle the present obligation at the financial reporting date. This amount would be capitalized as part of the carrying amount of the related tangible capital asset and amortized over its useful life. The ARO liability would subsequently be adjusted for the passage of time, which would be recognized as accretion expense in the statement of operations. Revisions to the estimated timing or amount of the obligation would be recognized as adjustments to the carrying amount of the liability and the related asset. Actual costs incurred to settle the obligation would be charged against the liability.

2. CASH AND TEMPORARY INVESTMENTS

Cash and temporary investments

	<u>2025</u>	<u>2024</u>
Cash	\$ <u>557,667</u>	\$ <u>561,878</u>
<u>Restricted cash</u>		
Restricted surplus	\$ 270,102	\$ 260,807
Deferred revenue	203,317	214,268
Deposits and other amounts	<u>9,514</u>	<u>15,593</u>
	482,933	490,668
<u>Unrestricted cash</u>	<u>74,734</u>	<u>71,210</u>
<u>Total</u>	\$ <u>557,667</u>	\$ <u>561,878</u>

3. RECEIVABLES

	<u>2025</u>	<u>2024</u>
Grants receivable	\$ <u>157,838</u>	\$ <u>245,974</u>
<u>Property tax</u>		
Balance receivable	\$ <u>5,527</u>	\$ <u>--</u>
<u>Due from other governments</u>		
Goods and services tax receivable	\$ 3,804	\$ 4,487
Other receivables	<u>30</u>	<u>-</u>
	\$ <u>3,834</u>	\$ <u>4,487</u>

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

4. TANGIBLE CAPITAL ASSETS

	NET BOOK VALUE	2025	2024
Land		\$ 158,611	\$ 158,611
Buildings		280,094	210,360
Land Improvements		54,511	58,138
Engineered Structures			
Roadway system		366,842	394,804
Storm drainage		56,771	63,347
Water distribution system		3,064	4,290
Machinery and equipment		<u>15,941</u>	<u>17,699</u>
		<u>\$ 935,834</u>	<u>\$ 907,249</u>

5. DEFERRED REVENUE AND DEPOSIT LIABILITIES

	2025	2024
Unearned income		
Property tax credits on account	\$ 4,514	\$ 4,043
Deferred revenue	361,156	460,242
Development Deposits	<u>5,000</u>	<u>11,550</u>
	<u>\$ 370,670</u>	<u>\$ 475,835</u>

Deferred revenue consists of:

Federal Gas Tax		
Fund/CCBF	\$ 58,389	\$ 49,927
MSI Capital	153,390	238,694
Firesmart	15,000	105,074
LGFF - Capital	<u>134,376</u>	<u>66,547</u>
	<u>\$ 361,155</u>	<u>\$ 460,242</u>

6. 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:

	2025			2024
	Salary (1)	Benefits and Allowances (2)	Total	Total
Mayor Matt Sundal	\$ 600	\$ -	\$ 600	\$ 600
Councilor Michael LeBlanc	\$ 600	\$ -	\$ 600	\$ 600
Councillor Cheryl Wauthier	\$ 600	\$ -	\$ 600	\$ 600
Chief Administrative Officer	\$ 35,268	\$ 852	\$ 36,120	\$ 32,328

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

6. SALARY AND BENEFITS DISCLOSURE, continued

- (1) Salary includes regular base pay, bonuses, overtime, lump sum payments, gross honoraria, and any other direct cash remuneration.
- (2) 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.
- (3) Benefits and allowance figures also include the employer's share of the costs of additional taxable benefits including special leave with pay, financial planning services, retirement services, concession loans, travel allowances, car allowances and club memberships.

7. DEBT LIMITS

Section 276(2) of the Municipal Government Act requires that debt and debt limits as defined by Alberta Regulation 255/00 for the Summer Village of Waiparous be disclosed as follows:

	<u>2025</u>	<u>2024</u>
Total debt limit	\$ 385,121	\$ 333,350
Total debt	-	-
Amount of debt limit (exceeded) unused	<u>\$ 385,121</u>	<u>\$ 333,350</u>

	<u>2025</u>	<u>2024</u>
Debt servicing limit	\$ 64,187	\$ 55,558
Debt servicing	-	-
Amount of debt servicing limit (exceeded) unused	<u>\$ 64,187</u>	<u>\$ 55,558</u>

The debt limit is calculated as 1.5 times revenue of the municipality (as defined in Alberta Regulation 255/00) 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 bear 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.

8. EQUITY IN TANGIBLE CAPITAL ASSETS

	<u>2025</u>	<u>2024</u>
Tangible capital assets (Schedule 2)	\$ 1,530,926	\$ 1,445,622
Accumulated amortization (Schedule 2)	<u>(595,092)</u>	<u>(538,373)</u>
Net book value	<u>\$ 935,834</u>	<u>\$ 907,249</u>

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2025

9. ACCUMULATED SURPLUS

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

	<u>2025</u>	<u>2024</u>
Unrestricted surplus (Schedule 1)	\$ 75,876	\$ 55,385
Restricted surplus (Schedule 1)	270,102	260,807
Equity in TCAs (Schedule 1)	<u>935,834</u>	<u>907,250</u>
	<u>\$ 1,281,812</u>	<u>\$ 1,223,442</u>

10. CONTINGENCIES

The Summer Village of Waiparous is a member of the Alberta Municipal Insurance Exchange (MUNIX). Under the terms of membership, the Summer Village of Waiparous could become liable for its proportionate share of any claim losses in excess of the funds held by the exchange. Any liability incurred would be accounted for as a current transaction in the year the losses are determined.

11. FINANCIAL INSTRUMENTS

The Summer Village's financial instruments consist of cash and temporary investments, receivables, accounts payable and accrued liabilities, deposit liabilities, employee benefit obligations, and long-term debt. It is management's opinion that the town is not exposed to significant interest or currency risk arising from these financial instruments. Financial instruments that are traded on an exchange are reported at fair market value at the reporting date. The adjustment to fair value at the reporting period is reported as an unrealized gain or loss in the statement of operations. All other financial instruments are reported at amortized cost unless there is a permanent decline in value at which time the adjustment to fair value is recorded as an unrealized loss in the statement of operations..

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

Unless otherwise noted, the reported value of these financial instruments approximate their fair value.

12. SEGMENTED DISCLOSURE

The Summer Village of Waiparous 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.

SUMMER VILLAGE OF WAIPAROUS

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2025

13. ROUNDING IN THE FINANCIAL STATEMENTS

Certain balances in the consolidated financial statements may vary due to formula rounding.

14. COMPARATIVE FIGURES

Certain of the comparative figures may have been restated to facilitate comparison to the current years presentation.

15. APPROVAL OF FINANCIAL STATEMENTS

Council and Management have approved these financial statements.

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Bylaw 165-26 2026 Tax Rate Bylaw
Agenda Item:	4.4

RECOMMENDED ACTION

That Council give First Reading to Bylaw 165-26.

That Council give Second Reading to Bylaw 165-26.

That Council gives unanimous consent to giving third and final reading to Bylaw 165-26.

That Council give Third Reading to Bylaw 165-26.

BACKGROUND

Every year in May, Council is required to approve a Tax Rate Bylaw in order for Administration to be able to collect property taxes and school requisitions from residents. The amount of taxes collected will reflect the funds required by the approved budget and the Provincial School Requisitions.

The 2026 Budget requires \$123,923 to be collected in taxes to fund Municipal Operations, the Designated Industrial Property requisition required to be collected is \$3.86 and the Provincial School requisition to be paid is \$139,579. Total that needs to be collected from property owners for 2026 is \$263,502.

The total taxable residential assessment value is \$48,317,390 this is an increase of \$1,212,560 over last year.

The attached Bylaw 165-26 proposes a municipal tax rate of .002562 which equates to a 2.4% decrease in the rate over 2025.

Understanding that each homeowner will experience different rates of increase based on the change of market value of their home, the easiest comparison is to use the average assessment. The average assessment in 2025 was \$611,751 and the average assessment in 2026 is \$635,755. The following shows the difference year over year on taxes for the average assessment:

	Average Assessment	SVW Portion	School Requisition	Total Bill
2025	\$611,751	\$1,606	\$1,630	\$3,236
2026	\$635,755	\$1,629	\$1,834	\$3,463
Difference	\$24,004	\$22.80	\$204	\$227
Percentage	3.92% increase	1.42% increase	12.5% increase	7% increase

While the average assessment year over year increased by 3.92%, the average tax bill increase of \$227 is a 7% increase. The average school requisition is increasing by 12.5% and the 2026 Municipal Tax Rate has decreased by 2.4% from the 2025 Rate.

Administration is presenting a Bylaw for Council consideration based on the approved 2026 Operation Budget and 2026 Provincial School Requisitions.

Administration will discuss with Council messaging to include in the Tax Bill to help residents understand the most significant increase on their tax bill is the Provincial School Requisition that is determined by the Province. The Village collects the funds through the municipal tax bill and sends it to the Province to fund Education.

OPTIONS / IMPLICATIONS

Option 1

That Council give all 3 readings to Bylaw 165-26.

Implications: This option will allow Administration to produce Tax Invoices and send them out.

Option 2

That Council gives first reading to Bylaw 165-26 and provides direction to Administration on amendments to be incorporated prior to approval of second reading.

Implications: In this case, Council will need to call a special meeting for Administration to bring forward an amended version of Bylaw 165-26 prior to the end of May for approval of further readings.

Option 3

That Council defeats Bylaw 165-26 and provide direction to Administration as to how to proceed.

Implications: In this case, Council will need to call a special meeting for Administration to bring forward an amended version of Bylaw 165-26 prior to the end of May for approval.

Attachments

Bylaw 165-26 2026 Tax Rate Bylaw

Summer Village of Waiparous

Bylaw 165-26

Being a Bylaw of the Summer Village of Waiparous to authorize the rates of taxation to be levied against assessable property within the Summer Village of Waiparous for the 2026 taxation year.

WHEREAS the Summer Village of Waiparous has prepared and adopted detailed estimates of the municipal revenues and expenditures as required, at the Council meeting held on November 17, 2025; and

WHEREAS the estimated municipal expenditures and transfers set out in the annual budget for the Summer Village of Waiparous for 2026 total \$150,977; and

WHEREAS the estimated municipal revenues and transfers from all sources other than taxation is estimated at \$27,054 and the balance of \$123,923 is to be raised by general municipal taxation; and

WHEREAS the required requisitions are:

Alberta School Foundation Fund (ASFF)

Residential & Farmland	\$132,672
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Non-Residential	\$227
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Calgary RCSSD

Residential & Farmland	\$6,680
------------------------	---------

Designated Industrial Property	\$3.86
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WHEREAS the Council of the Summer Village of Waiparous is required each year to levy on the assessed value of all property, tax rates sufficient to meet the estimated expenditures and the requisitions and;

WHEREAS the assessed value of all taxable properties in the Summer Village of Waiparous as shown on the assessment roll is:

Residential & Farmland	\$48,317,390
------------------------	--------------

Non-Residential	\$52,970
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Total	\$48,370,360
-------	--------------

NOW THEREFORE under the authority of the Municipal Government Act, the Council of the Summer Village of Waiparous, in the Province of Alberta hereby enacts as follows:

1. That the Chief Administrative Officer is hereby authorized to levy the following rates of taxation on the assessed value of all property as shown on the assessment roll of the Summer Village of Waiparous

	<u>Tax Levy</u>	<u>Assessment</u>	<u>Tax Rate</u>
General Municipal	\$123,923	\$48,370,360	0.002562
Designated Industrial	\$3.86	\$52,970	0.0000728
Education Property Tax Requisition			
ASFF			
Residential	\$132,672	\$46,001,162	0.002884
Non-residential	\$227	\$52,970	0.00429
Calgary RCSSD			
Residential	\$6,680	\$2,316,228	0.002884
Total Residential Tax Rate			0.005446
Total Non-residential Tax Rate			0.0069248

2. That this Bylaw shall come into force upon final reading thereof.

READ a first, second and third time this 1st day of May 2026.

Mayor

Chief Administrative Officer

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Administration Update
Agenda Item:	5.1

RECOMMENDED ACTION

That Council accept the Administrative Update as information.

BACKGROUND

Administration will provide a verbal update on Ongoing/Completed Projects including:

- Resident Contacts
- ICF Meeting with MD of Big Horn & SVGL
- Highway 40 Bridge
- Community Meeting
- ASVA Membership
- Alberta Government Bill 28

This report will be included in all meetings to Council apprised of project updates.

OPTIONS / IMPLICATIONS

Option 1

That Council accept the Administrative Update as information.

Option 2

That Council accept the Administrative Update as information and provide further direction.

ATTACHMENTS

ASVA Membership Letter February 16, 2026



Association of
SUMMER VILLAGES
OF ALBERTA

Date: February 16, 2026

His Worship
Mayor C. Wauthier
Summer Village of Waiparous
Box 806
Cochrane, AB T4C 1B6

VIA email: admin@waiparous.ca

Dear Mayor Wauthier and Council:

I'm writing to you with some highlights from 2025 in hope that you will consider rejoining the Association of Summer Villages of Alberta (ASVA).

On November 12, Mike Pashak (ASVA Past President) and I had a meeting with the new Minister of Municipal Affairs Dan Williams and his support staff. The purpose of this meeting was to introduce the Minister to Summer Villages and discuss ASVA's achievements as well as our collaboration with his Ministry. Key topics included the evolving nature of Summer Villages, notably our population growth which is outpacing that of most smaller municipalities in Alberta, and the resulting demand from residents for enhanced urban-style infrastructure such as roads, bridges, water and wastewater systems, recreational amenities, and broadband connectivity. The Minister expressed particular interest in our work on financial health metrics and their potential to provide early warning indicators for municipalities experiencing fiscal stress. He also engaged with our recommendations regarding the Education Property Tax requisition and its potential benefits for municipalities with populations of 2,500 or fewer.

In the past year, two Chief Administrative Officer (CAO) focus sessions were conducted virtually, addressing topics such as election planning, financial metrics, and post-election analysis. These sessions received strong participation. The financial metrics indicated that Municipal Affairs is currently developing policies centered on three main areas: financial health assessment, fiscal relationship review, and early intervention and support, all within the evolving Fiscal Sustainability Framework. Post-election data revealed that 35% of councillors are new to council, and elections occurred in 37% of summer villages.



Association of
SUMMER VILLAGES
OF ALBERTA

As you may know, the Summer Village of Ma-Me-O Beach underwent a Viability Review and was at risk of dissolution. The ASVA participated with two representatives on the Review Board to offer recommendations for Municipal Affairs. Additionally, letters were submitted and meetings were held with Minister Dan Williams to advocate for Ma-Me-O Beach. On November 21, 2025, the Minister issued a letter expressing gratitude for the ASVA's support during the viability review process and announced the decision that Ma-Me-O Beach would continue as a Summer Village, preserving its unique summer village characteristics which would have been lost if they were absorbed by the County.

Ma-Me-O Beach's circumstances are not typical among Summer Villages; however, over the years, a few Summer Villages have undergone viability reviews. You may recall, approximately a decade ago, all Summer Villages were at risk of dissolution by order of Municipal Affairs Minister Ray Daniluk. In each instance, the ASVA actively advocated on behalf of its members, employing all available resources to preserve the Summer Village designation.

The ASVA is committed to advocating on behalf of its members to the Government of Alberta, as well as communicating and providing education to its membership. At the Board of Directors meeting held on December 11, it was resolved that the membership fees for 2026 will remain unchanged from those set for 2025. Your fee for membership is \$995, which equates to approximately \$19 per lot. Your membership is appreciated by the ASVA Board and vital for the ASVA continuance. We trust you will recognize the benefits of a membership with the ASVA and look forward to continuing our support for your Summer Village as required.

Should you have any questions or concerns, feel free to reach out to me.

Sincerely,

Brian Waterhouse
President ASVA
780.918.0651

bwaterhouse@sundancebeach.ca

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Community Building Project
Agenda Item:	5.2

RECOMMENDED ACTION

That Council accept the Community Building Project Report as information.

BACKGROUND

Council has been working on options to better utilize the Community Building for events throughout the year. This includes the addition of a separate storage building on site, doing renovations to the existing building and landscaping to provide more parking and seating areas.

To date the following work has been completed:

- The Power design and relocation have been completed by Fortis.
- Geotechnical studies have been completed.
- BRZ has been engaged and has completed the design and construction drawings for the new building and are working to complete design drawings for the existing building renovations.
- The Community was presented with the drawings for the new storage building at the picnic.
- AT had approved the Roadside Construction Permit
- Drawings have been sent to contractors for bids
- Building Permit has been issued for the Storage Building
- Engagement with the Community Association on initial plans for the existing building and colors.
- Quotes have been received and secured for all major trades.

Future Work:

- Presentation to the Community on draft design for the existing building for feedback – May 2
- Sign agreements with contractors
- Start work on new storage building - anticipated June 1
- Obtain Building Permit for renovations for existing building – submitted
- Receive confirmation of grant funding for LGFF Funds – anticipated by mid May
- Start work on existing building following new storage building completion

It is anticipated that the construction of the new building will start in the spring of 2026 and the updates to the existing building will start as soon as the new building is completed. It is anticipated everything will be completed by the end of 2026. Council has set the budget at \$609,000 funded from grants and reserves. Costs for the project to date are \$107,370.

OPTIONS / IMPLICATIONS

Option 1

That Council accept the Community Building Project Report as information.

Option 2

That Council provides direction to Administration.

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Development Officer & Subdivision Officer Appointment
Agenda Item:	6.1

RECOMMENDED ACTION

That Council appoint Greg Birch as the Development Officer and Subdivision Officer for the Summer Village of Waiparous effective June 1, 2026.

BACKGROUND

Notice has been delivered to Planning Protocol that they will no longer be the Summer Village of Waiparous' Development Officer effective June 30, 2026. Administration is currently working on an agreement with Greg Birch of Birch Consulting to act as the Development Officer and Subdivision Officer for the Village effective June 1, 2026. The agreement will be for three years. As part of the agreement, the Village will pay Birch Consulting \$1,500 annually for this service and all other expenses incurred for this service will be paid for by applicants. The following fees are the proposed costs for services being discussed:

Proposed Cost for Services

Development Permit – Accessory Building (less than 400 square feet)	\$300
Development Permit – Ancillary Living Accommodations and Accessory Buildings (greater than 400 square feet)	\$770
Development Permit – Residential Dwelling Addition Under 20% gfa	\$770
Development Permit – Residential Dwelling New or Addition Over 20% gfa	\$1,000
Development Permit Extension	\$250
Certificate of Compliance	\$175
Signs	\$450

If the Village requires Greg Birch or Birch Consulting for special projects, an agreed upon fee will be determined prior to work commencing.

OPTIONS / IMPLICATIONS

Option 1

That Council appoint Greg Birch as the Development Officer and Subdivision Officer for the Summer Village of Waiparous effective June 1, 2026.

Option 2

That Council provide further direction to Administration.

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	3 Wildrose Place – Purchase Offer
Agenda Item:	6.2

RECOMMENDED ACTION

That Council provides direction to Administration.

BACKGROUND

The Summer Village of Waiparous received an offer to purchase Lot 4; Block 2; Plan 1368JK (3 Wildrose Place) in the fall of 2025 from the owner of 1 Wildrose Place. Council reviewed the initial offer and directed Administration to look into the process for selling the property and get a market value for the property. Administration engaged legal advice on the sale, discussed the market value with the assessor and engaged a land appraisal company for a formal appraisal.

3 Wildrose Place is a fee simple lot owned by the Summer Village of Waiparous and is formally designated as R-1. Council can proceed with the sale as long as it is received from an arms length party and meets or exceeds market value.

The offer is from an arms length party and Administration believes it meets market value based on the appraisals received. In addition, the drainage easement will remain on the property and besides the easement, this property is not utilized by the Village or Villagers for community events or recreation.

Council requested the potential purchaser discuss the offer with the owners of 5 Wildrose Place. This has been completed and they have come up with a shared solution on the property if sold.

OPTIONS

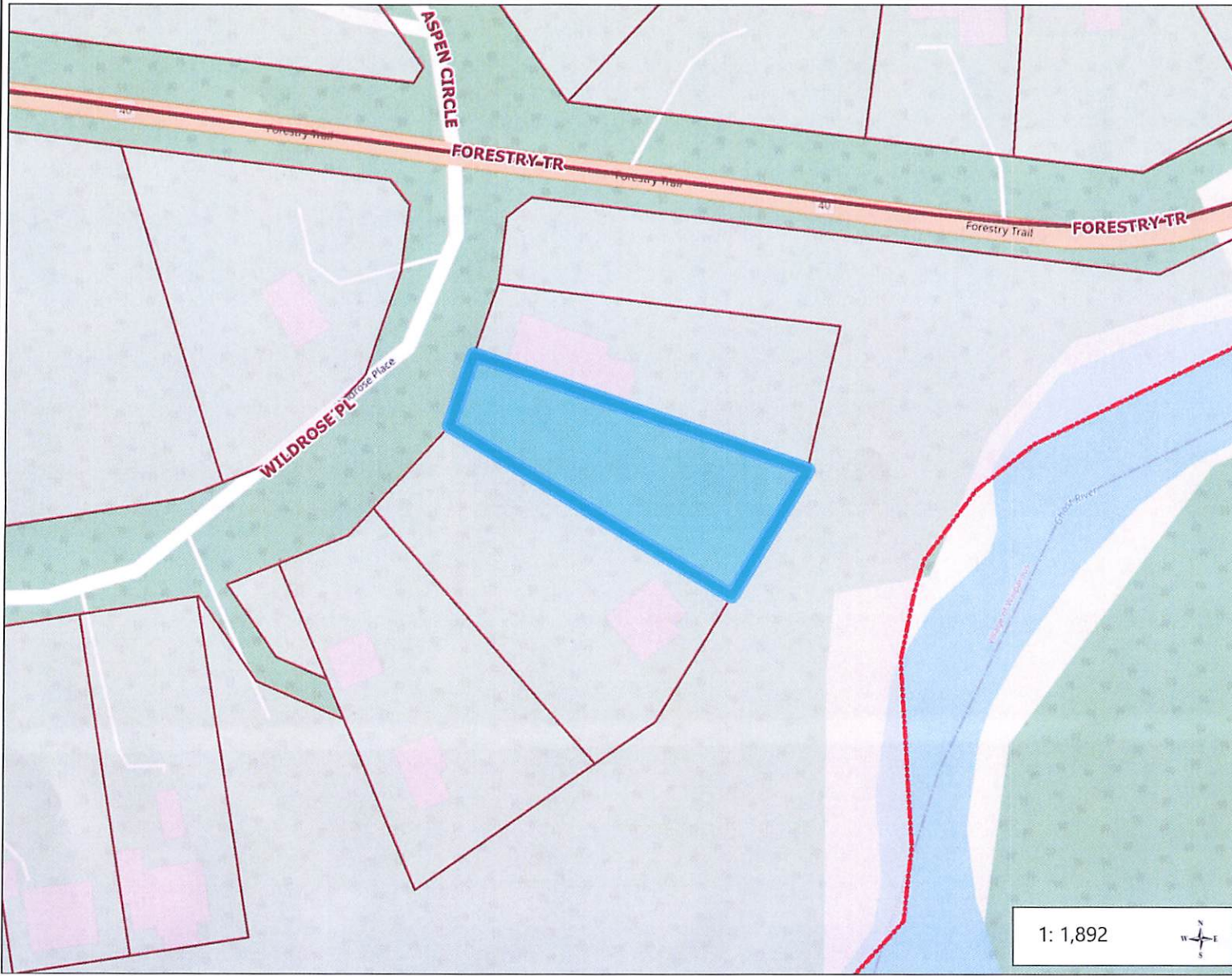
Option 1

That Council provides direction to Administration.

ATTACHEMENTS

Map of Lot 4; Block 2; Plan 1368JK
Survey Map Showing Overland Drainage Easement

Summer Village of Waiparous



Legend

- Boundary
- 40 Highway Symbol
- Highway 40
- Road Labels
- Title Linework
- Parcels

1: 1,892



0.1 0 0.05 0.1 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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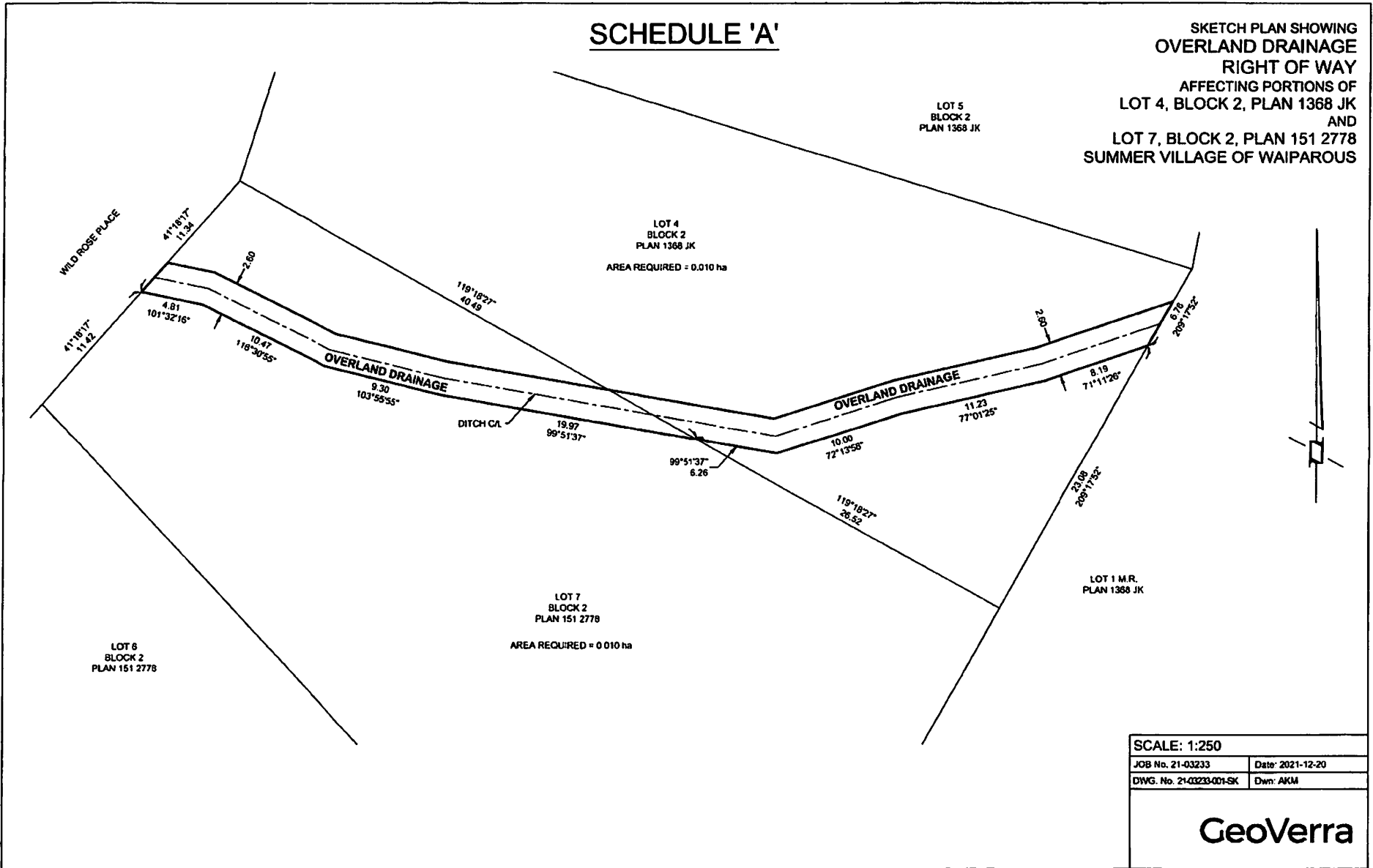
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

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SCHEDULE 'A'

SKETCH PLAN SHOWING
 OVERLAND DRAINAGE
 RIGHT OF WAY
 AFFECTING PORTIONS OF
 LOT 4, BLOCK 2, PLAN 1368 JK
 AND
 LOT 7, BLOCK 2, PLAN 151 2778
 SUMMER VILLAGE OF WAIPAROUS



SCALE: 1:250	
JOB No. 21-03233	Date* 2021-12-20
DWG. No. 21-03233-001-SK	Dwn: AKM
GeoVerra	

Summer Village of Waiparous Council Report

Meeting:	Regular Council
Meeting Date:	May 1, 2026
Originated By:	Suzanne Gaida, CAO
Title:	Committee Reports
Agenda Item:	7.0

RECOMMENDED ACTION

No formal action required – Verbal Update.

BACKGROUND

The Summer Village of Waiparous has standing Council committees, the Ghost Waiparous Trails Association (GWTA) and the Waiparous Community Association(WCA). The Council representative on each committee provides verbal reports at Council meetings to keep all of Council informed.

- FireSmart & Public Works – Councilor Parker
- Emergency Services – Mayor Wauthier
- GWTA – Deputy Mayor LeBlanc
- WCA – Mayor Wauthier

A summary of the report and any actions coming out of these reports will be recorded in the meeting minutes.