

**MOUNTAIN VIEW COUNTY**  
**CONSOLIDATED FINANCIAL STATEMENTS**  
**AS AT DECEMBER 31, 2025**

**CONTENTS**

	<u>Page</u>
Management Report	2
Auditor's Report	3 - 4
Consolidated Statement of Financial Position	5
Consolidated Statement of Operations	6
Consolidated Statement of Changes in Net Financial Assets	7
Consolidated Statement of Cash Flows	8
Schedules	9 - 13
Notes to the Consolidated Financial Statements	14 - 31

## MANAGEMENT REPORT

### To the Reeve and Members of Council of Mountain View County:

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

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

The elected Council and the Audit Committee are composed entirely of neither management nor employees of the County. The Council has the responsibility of meeting with management and external auditors to discuss the internal controls over the financial reporting process, auditing matters and financial reporting issues. The Council is responsible for recommending the appointment of the County's external auditors.

MNP LLP, an independent firm of Chartered Professional Accountants, is appointed by the Council to audit the financial statements and report directly to them; their report follows. The external auditors have full and free access to, and meet periodically and separately with, both the Audit Committee and management to discuss their audit findings.



---

Jeff Holmes  
Chief Administrative Officer

April 22, 2026

To the Reeve and Members of Council of Mountain View County:

## Opinion

We have audited the consolidated financial statements of Mountain View County (the "County"), which comprise the consolidated statement of financial position as at December 31, 2025, and the consolidated statements of operations, changes in net financial assets and cash flows for the year then ended, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the consolidated financial position of the County as at December 31, 2025, and the results of its consolidated operations net financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

## Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the County in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

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

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

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

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

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

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional 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 County's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the County's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the County to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the County as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group 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.

Lacombe, Alberta

April 22, 2026

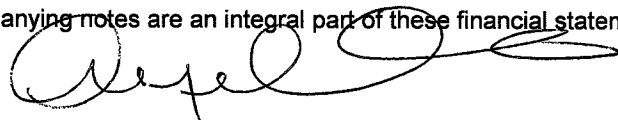
*MNP LLP*

Chartered Professional Accountants

**MOUNTAIN VIEW COUNTY**  
**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**  
**AS AT DECEMBER 31, 2025**

	2025 Year End	2024 Year End
	\$	\$
<b>FINANCIAL ASSETS</b>		
Cash and temporary investments (note 3)	35,783,451	39,449,698
Taxes receivable (note 4)	1,871,452	1,794,621
Accounts receivable (note 5)		
Federal government	459,082	269,650
Provincial government	40,270	116,267
Local governments	165,832	152,601
Other	418,771	455,591
Investments (note 6)	32,712,539	33,896,352
Other restricted cash and temporary investments (note 7)	603,268	489,842
Notes receivable (note 10)	3,642,200	4,597,604
<b>Total Financial Assets</b>	<b>75,696,865</b>	<b>81,222,226</b>
<b>LIABILITIES</b>		
Accounts payable & accrued liabilities		
Federal government	-	107,757
Provincial government	928,040	851,963
Local governments	877,490	55,237
Trade payables	2,591,717	2,038,781
Deferred revenue (note 8)	1,246,998	809,653
Employee benefit obligations (note 9)	820,797	740,010
Pit reclamation obligation (note 21)	7,668,271	5,559,199
Liability for contaminated sites (note 1)	4,600,000	4,600,000
Liability for asset retirement obligations (note 22)	1,102,571	980,618
Other liabilities	1,541,443	1,767,944
Long-term debt (note 11)	7,548,622	8,723,004
<b>Total Liabilities</b>	<b>28,925,949</b>	<b>26,234,166</b>
Contingencies and Commitments (note 19)		
<b>NET FINANCIAL ASSETS</b>	<b>46,770,916</b>	<b>54,988,060</b>
<b>NON-FINANCIAL ASSETS</b>		
Inventory for consumption	6,265,071	5,967,933
Prepaid expenses	997,300	1,057,561
Land held for resale	432,275	468,921
Tangible capital assets (note 14)	165,638,168	158,276,020
Resource assets	3,308,421	3,308,421
<b>Total Non-Financial Assets</b>	<b>176,641,235</b>	<b>169,078,856</b>
<b>ACCUMULATED SURPLUS (note 20/schedule 5)</b>	<b>223,412,151</b>	<b>224,066,917</b>

The accompanying notes are an integral part of these financial statements.



(5)  
 April 22 / 2026

**MOUNTAIN VIEW COUNTY  
CONSOLIDATED STATEMENT OF OPERATIONS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

	<b>2025 Budget \$</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
<b>REVENUE</b>			
Net taxes available for municipal purposes (Schedule 2)	33,188,298	33,199,150	32,669,182
	-		
Sale of goods	318,600	784,504	477,219
Sale of services	333,250	417,938	356,730
Fees & levies	688,500	891,379	790,018
Fines & penalties	304,350	345,973	336,867
Return on investments	2,005,085	2,962,885	3,692,425
Rentals	204,500	253,786	225,722
Recovery	286,165	664,356	804,945
Government transfers for operating (Schedule 4)	1,297,656	1,170,978	1,333,908
Other	-	-	962
<b>Total Revenue</b>	<b>38,626,404</b>	<b>40,690,949</b>	<b>40,687,978</b>
<b>EXPENSES</b>			
Council	717,141	760,921	671,582
CAO Services	889,778	869,740	842,107
Corporate Services			
Finance & general office	1,872,640	1,836,179	1,760,525
Assessment	753,582	769,061	695,498
Business services	1,481,087	1,437,991	1,238,992
Waste management	138,000	137,339	148,762
Planning & Development Services			
Planning	894,371	870,159	808,813
Development	815,259	610,497	767,831
Permitting	457,134	450,499	436,080
Legislative & Community Services			
Legislative services	2,908,001	2,756,615	2,531,702
Agriculture & land management	1,868,593	1,704,365	1,740,512
Community grants & transfers	6,703,317	5,707,219	5,634,362
Operational Services			
Roads, facilities & shops	23,172,820	26,067,480	24,075,902
Airports	752,784	848,058	815,345
<b>Total Expenses (Schedule 3)</b>	<b>43,424,507</b>	<b>44,826,123</b>	<b>42,168,013</b>
<b>DEFICIENCY OF REVENUE OVER EXPENSES - BEFORE OTHER</b>	<b>(4,798,103)</b>	<b>(4,135,174)</b>	<b>(1,480,035)</b>
<b>OTHER</b>			
Assets transferred to another municipality	(570,000)	(759,620)	(81,656)
Gain/(loss) on sale of assets	847,000	153,236	366,456
Government transfers for capital (Schedule 4)	4,953,073	4,086,792	3,762,286
<b>EXCESS/(DEFICIENCY) OF REVENUE OVER EXPENSES</b>	<b>431,970</b>	<b>(654,766)</b>	<b>2,567,051</b>

The accompanying notes are an integral part of these financial statements.

(6)

**MOUNTAIN VIEW COUNTY**  
**CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

	<b>2025 Budget \$</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Excess of revenue over expenses	431,970	<b>(654,766)</b>	2,567,051
Amortization of tangible capital assets	14,418,742	<b>15,096,999</b>	14,209,389
Acquisition of tangible capital assets	(43,614,057)	<b>(23,524,395)</b>	(14,717,897)
Proceeds from disposition of tangible capital assets	2,000,000	<b>1,218,485</b>	3,117,267
Loss (gain) on disposal of tangible capital assets	(268,303)	<b>(153,236)</b>	(366,456)
Change in inventories, prepaid expenses and land held for resale	-	<b>(200,231)</b>	(156,671)
<b>INCREASE(DECREASE) IN NET FINANCIAL ASSETS</b>	<b>(27,031,648)</b>	<b>(8,217,144)</b>	4,652,683
<b>NET FINANCIAL ASSETS, BEGINNING OF YEAR</b>	<b>54,988,060</b>	<b>54,988,060</b>	50,335,377
<b>NET FINANCIAL ASSETS, END OF YEAR</b>	<b>27,956,412</b>	<b>46,770,916</b>	54,988,060

**MOUNTAIN VIEW COUNTY**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**NET INFLOW (OUTFLOW) OF CASH RELATED TO THE FOLLOWING ACTIVITIES:**

	<b>2025 Budget</b>	<b>2025 Year End</b>	<b>2024 Year End</b>
<b>OPERATING</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Excess of revenue over expenses	431,970	(654,766)	2,567,051
Non-cash items included in excess of revenues over expenses			
Amortization	14,418,742	15,096,999	14,209,389
Adjustment for non-cash reclamation liabilities		129,817	
Loss (gain) on disposal of tangible capital assets	(268,303)	(153,236)	(366,456)
Asset retirement obligation expense	-	89,839	88,283
Accretion on asset retirement obligation	-	32,114	39,977
Net changes to working capital charged to operations			
Decrease (increase) in taxes and accounts receivable	(200,000)	(166,677)	(92,172)
Increase (decrease) in accounts payable	-	1,343,509	227,078
Increase (decrease) in deferred revenue	809,653	437,345	(130,764)
Increase (decrease) in pit reclamation obligation	-	2,109,072	96,733
Decrease (increase) in inventory, prepaids and land held for resale	-	(200,231)	(156,671)
Net change in other working capital balances	-	(518,774)	(478,559)
Increase (decrease) in payables pertaining to capital	-	394,884	(84,746)
Cash provided by operating transactions	<u>15,192,062</u>	<u>17,939,895</u>	<u>15,919,143</u>
<b>CAPITAL</b>			
Acquisition of tangible capital assets (note 14)	(43,614,057)	(23,394,578)	(14,585,179)
Increase (decrease) in payables pertaining to capital	-	(394,884)	84,746
Proceeds on disposal of tangible capital assets	(2,000,000)	1,218,485	3,117,267
Cash used in capital transactions	<u>(45,614,057)</u>	<u>(22,570,977)</u>	<u>(11,383,166)</u>
<b>FINANCING AND INVESTING</b>			
Change in investments	(2,300,000)	1,183,813	9,382,766
Notes receivable collected	950,167	955,404	1,049,442
Long-term debt repaid	(1,262,941)	(1,174,382)	(1,262,941)
Cash provided by (used in) financing and investing activities	<u>(2,612,774)</u>	<u>964,835</u>	<u>9,169,267</u>
Net increase (decrease) in cash and cash equivalents	<u>(33,034,769)</u>	<u>(3,666,247)</u>	<u>13,705,244</u>
Cash and cash equivalents, beginning of year	<u>39,449,698</u>	<u>39,449,698</u>	<u>25,744,454</u>
Cash and cash equivalents, end of year	<u><u>6,414,929</u></u>	<u><u>35,783,451</u></u>	<u><u>39,449,698</u></u>

SCHEDULE 1  
(See note 14)

MOUNTAIN VIEW COUNTY  
SCHEDULE OF TANGIBLE CAPITAL ASSETS  
FOR THE YEAR ENDING DECEMBER 31, 2025

	Land	Land Improvements	Buildings	Engineered Structures	Machinery & Equipment	Vehicles	Construction in Progress	2025 \$	2024 \$
<b>Cost:</b>									
Balance, beginning of year	16,718,629	5,042,112	20,444,210	430,440,402	25,549,920	8,177,022	1,147,133	507,519,428	498,649,437
Acquisition of tangible capital assets	62,710	85,404	1,656,912	13,366,384	4,907,254	264,220	3,924,355	24,267,239	14,717,897
Contributed tangible capital assets	-	-	-	-	-	-	-	-	-
Disposal of tangible capital assets	-	-	-	(12,430,804)	(1,234,067)	(1,640,611)	(742,844)	(16,048,326)	(5,847,906)
Write-downs	-	-	-	-	-	-	-	-	-
Balance, end of year	16,781,339	5,127,516	22,101,122	431,375,982	29,223,107	6,800,631	4,328,644	515,738,341	507,519,428
<b>Accumulated Amortization:</b>									
Balance, beginning of year	-	2,553,874	6,826,449	324,666,627	10,199,005	4,997,453	-	349,243,408	338,131,113
Annual amortization	-	226,685	380,072	11,760,352	2,222,131	507,759	-	15,096,999	14,209,389
Accumulated amortization on disposals	-	-	-	(12,363,748)	(412,721)	(1,463,765)	-	(14,240,234)	(3,097,094)
Write-downs	-	-	-	-	-	-	-	-	-
Balance, end of year	-	2,780,559	7,206,521	324,063,231	12,008,415	4,041,447	-	350,100,173	349,243,408
<b>Net Book Value of Tangible Capital Assets</b>	16,781,339	2,346,957	14,894,601	107,312,752	17,214,692	2,759,184	4,328,644	165,638,168	158,276,020

**MOUNTAIN VIEW COUNTY  
SCHEDULE OF TAXES LEVIED  
FOR THE YEAR ENDING DECEMBER 31, 2025**

	<b>2025 Budget \$</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
<b>Taxation</b>			
Real property taxes	32,625,637	<b>31,514,667</b>	30,008,484
Power and pipelines	18,941,995	<b>20,043,492</b>	18,958,323
Annexation and other tax revenue	-	<b>7,223</b>	1,362
Net over (under) levy	-	<b>5,889</b>	(50,430)
	<u>51,567,632</u>	<u><b>51,571,271</b></u>	<u>48,917,739</u>
<b>Requisitions</b>			
Alberta School Foundation Fund	16,013,773	<b>16,006,857</b>	14,020,087
Designated Industrial Property	156,482	<b>156,399</b>	152,060
Mountain View Seniors' Housing	2,209,079	<b>2,208,865</b>	2,076,410
	<u>18,379,334</u>	<u><b>18,372,121</b></u>	<u>16,248,557</u>
<b>Net taxes available for municipal purposes</b>	<u><u>33,188,298</u></u>	<u><u><b>33,199,150</b></u></u>	<u><u>32,669,182</u></u>

**SCHEDULE OF EXPENSES BY OBJECT  
FOR THE YEAR ENDING DECEMBER 31, 2025**

	<b>2025 Budget \$</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
<b>Expenses</b>			
Salaries, wages, and benefits	13,044,384	<b>13,147,950</b>	12,462,034
Contracted and purchased services	5,271,540	<b>4,336,713</b>	5,197,923
Materials, goods, supplies, and utilities	3,276,774	<b>5,579,509</b>	3,558,101
Provision for allowances	450,000	<b>444,620</b>	402,701
Bank charges and short term interest	17,000	<b>16,836</b>	16,928
Interest on long term debt	226,904	<b>221,666</b>	266,172
Grants to other organizations	7,169,163	<b>6,357,518</b>	6,421,943
Amortization of tangible capital assets	14,418,742	<b>15,096,999</b>	14,209,389
Allowance for pit reclamation	(450,000)	<b>(375,688)</b>	(367,178)
	<u>43,424,507</u>	<u><b>44,826,123</b></u>	<u>42,168,013</u>
<b>Total expenses</b>	<u><u>43,424,507</u></u>	<u><u><b>44,826,123</b></u></u>	<u><u>42,168,013</u></u>

**MOUNTAIN VIEW COUNTY**  
**SCHEDULE OF GOVERNMENT TRANSFERS**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

	2025 Budget \$	2025 Year End \$	2024 Year End \$
<b>TRANSFERS FOR OPERATING:</b>			
<b>Federal</b>			
Federal Environmental Stewardship Grants (ALUS)	95,000	93,738	47,855
Federation of Canadian Municipalities (FCM)	-	-	21,500
<b>Provincial</b>			
Agricultural Services Board Grant	186,250	217,247	226,247
Alberta Community Partnership (ACP)	-	5,930	-
Alberta Forestry, Parks & Tourism	-	-	87,123
Alberta Health Services Grant	-	5,840	5,265
Alberta Municipal Affairs - Municipal Internship Program	11,381	9,097	48,619
CAP Risk Mitigation Grant	-	-	-
Cremona Fire Disbursement	101,779	119,056	106,810
Environmental Stewardship Grants (ACA)	-	25,000	25,000
Family & Community Services Grant (FCSS)	358,419	358,418	358,418
Forest Resource Improvement Association (FRIA)	-	-	-
Intermunicipal Collaboration Initiative (ICI)	-	-	26,250
Local Government Fiscal Framework - Operating (LGFF)	168,326	336,652	355,756
Municipal Climate Change Action Centre (MCCAC)	-	-	15,065
RMA Economic Development Microgrant	-	-	10,000
Other Grants	376,501	-	-
Total Operating Grants	<u>1,297,656</u>	<u>1,170,978</u>	<u>1,333,908</u>
<b>TRANSFERS FOR CAPITAL:</b>			
<b>Federal</b>			
Canada Community Building Fund (formerly the Federal Gas Tax Fund) - Capital	806,235	838,422	806,235
<b>Provincial</b>			
Flood Recovery Erosion Control (FREC)	-	13,240	42,427
Local Government Fiscal Framework (formerly Municipal Sustainability Initiative) - Capital	3,096,588	3,097,058	2,916,124
Strategic Transportation Infrastructure Program (STIP)	206,250	138,072	(2,500)
Other Provincial Grants	844,000	-	-
<b>Other</b>			
Cash in Lieu	-	-	-
Total Capital Grants	<u>4,953,073</u>	<u>4,086,792</u>	<u>3,762,286</u>
<b>TOTAL GOVERNMENT TRANSFERS</b>	<u>6,250,729</u>	<u>5,257,770</u>	<u>5,096,194</u>

**MOUNTAIN VIEW COUNTY  
SCHEDULE OF CHANGES IN ACCUMULATED SURPLUS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

ACTUAL RESULTS	Unrestricted Surplus	Restricted Surplus (Note 12)	Unfunded	Equity in Resource Assets	Equity in Tangible Capital Assets	2025 \$	2024 \$
<b>BALANCE, BEGINNING OF YEAR</b>	-	80,781,366	(10,781,672)	3,308,421	150,758,802	224,066,917	221,499,866
Excess (deficiency) of revenues over expenses	(654,766)	-	-	-	-	(654,766)	2,567,051
Unrestricted funds designated for future use (1)	(32,098,802)	32,098,802	-	-	-	-	-
Change in unfunded amounts	2,053,440	-	(2,053,440)	-	-	-	-
Restricted funds used for operations (1)	38,296,029	(38,296,029)	-	-	-	-	-
Current year funds used for tangible capital assets	(23,524,395)	-	-	-	23,524,395	-	-
Disposal of tangible capital assets	1,065,249	-	-	-	(1,065,249)	-	-
Annual amortization expense	15,096,999	-	-	-	(15,096,999)	-	-
Asset retirement obligation	121,954	-	-	-	(121,954)	-	-
Loan payment principal	(355,708)	-	-	-	355,708	-	-
Change in accumulated surplus	-	(6,197,227)	(2,053,440)	-	7,595,901	(654,766)	2,567,051
<b>BALANCE, END OF YEAR</b>	<b>-</b>	<b>74,584,139</b>	<b>(12,835,112)</b>	<b>3,308,421</b>	<b>158,354,703</b>	<b>223,412,151</b>	<b>224,066,917</b>
BUDGET (PLAN) (Unaudited)	Unrestricted Surplus	Restricted Surplus	Unfunded	Equity in Resource Assets	Equity in Tangible Capital Assets	2025 \$	2024 \$
<b>BALANCE, BEGINNING OF YEAR</b>	-	80,781,366	(10,781,672)	3,308,421	150,758,802	224,066,917	219,173,082
Excess/(Deficiency) of revenues over expenses	431,970	-	-	-	-	431,970	(262,774)
Contingency funds for operations	(332,000)	-	-	-	-	(332,000)	(317,000)
Unrestricted funds designated for future use (1)	(14,269,215)	14,269,215	-	-	-	-	-
Designation of additional unfunded amounts	130,000	-	(130,000)	-	-	-	-
Restricted funds used for operations (1)	41,458,785	(41,458,785)	-	-	-	-	-
Current year funds used for tangible capital assets	(43,614,057)	-	-	-	43,614,057	-	-
Disposal of tangible capital assets	2,000,000	-	-	-	(2,000,000)	-	-
Annual amortization expense	14,418,733	-	-	-	(14,418,733)	-	-
Loan payment principal	(224,216)	-	-	-	224,216	-	-
Change in accumulated surplus	-	(27,189,570)	(130,000)	-	27,419,540	99,970	(579,774)
<b>BALANCE, END OF YEAR</b>	<b>-</b>	<b>53,591,796</b>	<b>(10,911,672)</b>	<b>3,308,421</b>	<b>178,178,342</b>	<b>224,166,887</b>	<b>218,593,308</b>

**Notes:**

(1) Transfers into and out of restricted funds are related to specific projects and programs as presented in the budget or approved by Council during the year.

**MOUNTAIN VIEW COUNTY**  
**SCHEDULE OF SEGMENTED DISCLOSURE**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

<b>REVENUE</b>	<b>Council</b>	<b>CAO's Services</b>	<b>Corporate Services</b>	<b>Planning &amp; Development Services</b>	<b>Legislative, Community Services &amp; Agriculture</b>	<b>Operational Services</b>	<b>Unallocated</b>	<b>Total</b>
Net taxes available for municipal purposes (Schedule 2)	-	-	-	-	-	-	33,199,150	33,199,150
Sale of goods	-	-	7,226	25	339,052	438,201	-	784,504
Sale of services	-	-	32,700	108,727	19,950	256,561	-	417,938
Fees & levies	-	-	5,243	404,999	-	481,137	-	891,379
Fines & penalties	-	-	259,228	-	86,745	-	-	345,973
Return on investments	-	-	2,962,885	-	-	-	-	2,962,885
Rentals	-	-	-	-	223,792	29,994	-	253,786
Recovery	400	-	220,996	8,529	175,071	259,360	-	664,356
Government transfers for operating (Schedule 4)	-	5,930	-	-	996,722	168,326	-	1,170,978
Other	-	-	-	-	-	-	-	-
<b>Total Revenue</b>	<b>400</b>	<b>5,930</b>	<b>3,488,278</b>	<b>522,280</b>	<b>1,841,332</b>	<b>1,633,579</b>	<b>33,199,150</b>	<b>40,690,949</b>
<b>EXPENSES</b>								
Salaries, wages, and benefits	537,919	707,137	2,033,432	1,752,069	2,508,362	5,609,031	-	13,147,950
Contracted and purchased services	144,187	145,569	1,025,687	153,865	493,718	2,373,687	-	4,336,713
Materials, goods, supplies, and utilities	21,889	17,034	243,397	14,669	569,227	4,713,293	-	5,579,509
Provision for allowances	-	-	444,620	-	-	-	-	444,620
Bank charges and short term interest	-	-	16,836	-	-	-	-	16,836
Interest on long term debt	-	-	221,666	-	-	-	-	221,666
Grants to other organizations	56,926	-	-	-	6,300,592	-	-	6,357,518
Amortization of tangible capital assets	-	-	194,932	10,552	296,300	14,595,215	-	15,096,999
Allowance for pit reclamation	-	-	-	-	-	(375,688)	-	(375,688)
<b>Total Expenses</b>	<b>760,921</b>	<b>869,740</b>	<b>4,180,570</b>	<b>1,931,155</b>	<b>10,168,199</b>	<b>26,915,538</b>	<b>-</b>	<b>44,826,123</b>
<b>NET REVENUE BEFORE OTHER</b>	<b>(760,521)</b>	<b>(863,810)</b>	<b>(692,292)</b>	<b>(1,408,875)</b>	<b>(8,326,868)</b>	<b>(25,281,959)</b>	<b>33,199,150</b>	<b>(4,135,174)</b>

**MOUNTAIN VIEW COUNTY**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

**1. SIGNIFICANT ACCOUNTING POLICIES**

The consolidated financial statements of Mountain View County are the representations of management prepared in accordance with the Canadian Public Sector Accounting Standards established by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada. Significant aspects of the accounting policies adopted by Mountain View County are as follows:

a) **Reporting Entity**

The consolidated financial statements reflect the assets, liabilities, revenues and expenditures, and changes in fund balances and in financial position of the reporting entity which comprises all the organizations that are accountable for the administration of their financial affairs and resources to the Council and are owned or controlled by the municipality. Included with the municipality is the Agricultural Service Board.

The schedule of taxes levied also includes requisitions for education and seniors' lodges that are not part of the municipal reporting entity. Interdepartmental and organizational transactions and balances are eliminated.

b) **Basis of Accounting**

The consolidated financial statements are prepared using the accrual basis of accounting. The accrual basis of accounting recognizes the effect of transactions and events in the period in which the transactions and events occur, regardless of whether there has been a receipt or payment of cash or its equivalent.

i) Revenue

Revenues are recognized as they are earned and measurable. Funds from external parties, and earnings thereon, restricted by agreement or legislation are accounted for as deferred revenue until the related expenses are incurred, services performed, or tangible capital assets are acquired.

ii) Tax Revenue

Taxes are recognized as assets and revenue when they meet the definition of an asset, are authorized by Council, and the taxable event has occurred. Tax revenue is initially measured at administration's best estimate of the amount resulting from the original taxable event in accordance with the legislation. Requisitions operate as a flow through and are excluded from municipal revenue.

iii) Revenue on investments and rentals are recognized when earned, on a time-proportioned basis.

iv) 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, and are not 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.

**MOUNTAIN VIEW COUNTY**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

v) **Expenses**

Expenses are recognized as they are incurred and measurable based upon receipt of goods or services and/or legal obligation to pay with the exception of pension expenditures as disclosed in Note 1(e).

c) **Use of Estimates**

The preparation of financial statements in conformity with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amount of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenditure during the period. Where measurement uncertainty exists, the financial statements have been prepared based on reasonable estimates made by management. Significant areas requiring the use of estimates include valuation of accounts receivable, allowance for doubtful accounts, valuation of inventory for consumption, gravel pit reclamation obligation, valuation of tangible capital assets and their useful lives, residual/salvage values, liability for contaminated sites, and valuation of post-employment benefits. For each reported segment, the revenues and expenses represent both amounts that are directly attributable to the segment and amounts considered allocated on a reasonable basis. Asset retirement obligations reflect management's best estimate of the amount required to retire/remediate the related tangible capital asset. The best estimate is based upon assumptions and estimates related to the timing and costs for future asset retirement/remediation. Actual results could differ from those estimates as additional information becomes available in the future.

d) **Fund Accounting**

Accumulated surplus consists of operating, capital, and reserve funds. Transfers between funds are recorded as adjustments within accumulated surplus.

e) **Pension Expenditure**

The County participates in a multi-employer pension plan. The plan is accounted for as a defined contribution plan. Contributions for current and past service pension benefits are recorded as expenditures in the year in which they become due.

f) **Cash and Cash Equivalents**

Cash and cash equivalents include bank balances, term deposits with short maturities, and highly liquid investments that are readily convertible to cash.

g) **Investments**

Investments are recorded at market value. Investment premiums and discounts are amortized proportionately 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.

Since there have been no remeasurement gains or losses, a statement of remeasurement gains and losses is not presented.

h) **Land Held for Resale**

Land held for resale is recorded at the lower of cost or net realizable value. Costs include costs for land acquisition and improvements required to prepare the land for servicing such as clearing, stripping, and leveling charges.

**MOUNTAIN VIEW COUNTY**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

i) **Gravel Pit Reclamation**

The County owns and leases gravel pits and is responsible for reclamation costs related to those pits under Alberta Environmental law. Engineering studies are used to determine disturbed area and an obligation is accreted as land is disturbed based on assumptions on future costs.

j) **Contaminated Sites**

The County is legally obligated to remediate ground contaminants and contamination of ground water when it exceeds environmental standards. As of December 31, 2025, the County has estimated its total valuation of remediation at \$4,600,000 (2024 - \$4,600,000). This valuation is based on site assessments done by engineering firms. The Didsbury shop site remediation is based on removal source volume of 20,000 m<sup>3</sup> at a maximum estimated cost of \$140.00/m<sup>3</sup> for a total of \$2,800,000. The Sundre shop site has a maximum expected cost of \$500,000 for excavation and follow-up remedial activities. The Carstairs shop site has a maximum expected cost of \$300,000 for removal of impacted soil. The County also has a contaminated site at the Olds shop, which was formerly occupied by Alberta Transportation (AT) until the County purchased the site in 2000. The primary concern at this location is salt contamination of the groundwater for which AT has claimed management through ongoing monitoring. The \$1,000,000 estimated liability is to cover the subsequent and continuing activities to address the groundwater at the site following AT's departure. The County has started to perform environmental monitoring on all its known contaminated sites and will be hiring an environmental consultant on a three-year term to assist in calculating remediation costs and to suggest possible organizational changes to reduce the impact of contaminated sites.

A liability for remediation of a contaminated site is recognized at the best estimate of the amount required to remediate the contaminated site when contamination exceeding an environmental standard exists, the County is either directly responsible or accepts responsibility, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount is determinable. The best estimate of the liability includes all costs directly attributable to remediation activities and is reduced by expected net recoveries based on information available at December 31, 2025.

At each financial reporting date, the County reviews the carrying amount of the liability. Any revisions required to the amount previously recognized is accounted for in the period revisions are made. The County continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

k) **Asset Retirement Obligations**

Asset retirement obligations are legal obligations associated with the retirement of a tangible capital asset (TCA). Asset retirement activities include all activities relating to an asset retirement obligation. These may include but are not limited to: decommissioning or dismantling a tangible capital asset that was acquired, constructed, or developed, remediation of contamination of a tangible capital asset created by its normal use, post-retirement activities such as monitoring, and consulting other tangible assets to perform post-retirement activities. The County continues to recognize the liability until it is settled or otherwise extinguished. Disbursements made to settle the liability are deducted from the reported liability when they are made.

A liability for an asset retirement obligation is recognized at the best estimate of the amount required to retire a tangible capital asset (or a component thereof) at the financial statement date when there is a legal obligation for the County to incur retirement costs in relation to a tangible capital asset (or component thereof), the past transaction or event giving rise to the liability has occurred, it is expected that future economic benefits will be given up, and a reasonable estimate of the amount can be made. The best estimate of the liability includes all costs directly attributable to asset retirement activities, based on information available at December 31, 2025. The best estimate of an asset retirement

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2025**

obligation incorporates a present value technique, when the cash flows required to settle or otherwise extinguish an asset retirement obligation are expected to occur over extended future periods.

When a liability for an asset retirement obligation is initially recognized, a corresponding asset retirement cost is capitalized to the carrying amount of the related tangible capital asset (or component thereof). The asset retirement cost is amortized over the useful life of the related asset.

At each financial reporting date, the County reviews the carrying amount of the liability. The County recognizes period-to-period changes to the liability due to the passage of time as accretion expense. Changes to the liability arising from revisions to either the timing, the amount of the original estimate of undiscounted cash flows or the discount rate are recognized as an increase or decrease to the carrying amount of the related tangible capital asset.

**i) Non-Financial Assets**

Non-financial assets are assets that are not available to discharge existing liabilities but held for use in County operations. Such assets have useful lives extending beyond the current year and are not intended for sale in the normal course of County operations.

**m) Tangible Capital Assets**

Tangible capital assets are recorded at cost or deflated engineering values (as recommended in Guidelines on Valuations of Tangible Capital Assets for PSAB 3150, published by Alberta Municipal Affairs - Local Government Services). These costs/deflated engineering values include all amounts that are directly attributable to acquisition, construction, development, or betterment of the asset. The cost/deflated value less residual value of tangible capital assets is amortized on a straight-line basis over the estimated useful life as follows:

	<b>Years</b>
Land	(not amortized)
Land improvements	10-25
Buildings	25-50
Engineered structures	3-40
Machinery & equipment	3-25
Vehicles	3-25

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 such asset is available for productive use. Government contributions for the acquisition of capital assets are recorded as capital revenue and do not reduce the related capital asset costs.

**ii) Contributions of Tangible Capital Assets**

Contributed tangible capital assets are recorded at fair value at the date of receipt and are recorded as revenue in the year of acquisition.

**iii) Inventories**

Inventories of materials and supplies are valued at the lower of cost or net realizable value with cost determined using the average cost method.

**iv) Resource Assets**

In 2015, the County paid for a portion of the regional waterline. In exchange, the County obtained the right to draw water from that line. The County has the right to access water from the Red Deer River by way of permit issued from the Government of Alberta. The resource asset value will not be amortized as long as the waterline access and Red Deer River water access have not changed.

**MOUNTAIN VIEW COUNTY**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

n) **Debt Charges Recoverable**

Debt charges recoverable consist of amounts that are recoverable from municipal agencies or other local governments with respect to outstanding debentures or other long-term debt pursuant to joint capital undertakings. These recoveries are recorded at a value that equals the offsetting portion of the unmatured long-term debt.

o) **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 respective fund.

p) **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.

q) **Segments**

The County conducts its business through a number of reportable segments. Six operating segments are established by management and facilitate the achievement of long-term objectives and aid in resource allocation decisions.

r) **Foreign Currency Translation**

Transaction amounts denominated in foreign currencies are translated into their Canadian dollar equivalents at exchange rates prevailing at the transaction dates. Carrying values of monetary assets and liabilities reflect the exchange rates at the date of the statement of financial position. Gains and losses on translation or settlement are included in the determination of net income/loss for the current period.

s) **Financial Instruments**

The County recognizes its financial instruments when the County becomes party to the contractual provisions of the financial instrument. All financial instruments are initially recorded at their fair value.

At initial recognition, the County may irrevocably elect to subsequently measure any financial instrument at fair value. The County has not made such an election during the year.

The County subsequently measures investments in equity instruments quoted in an active market and all derivative instruments, except those that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, at fair value. Fair value is determined by published price quotations. Transactions to purchase or sell these items are recorded on the trade date. Net gains and losses arising from changes in fair value are recognized in the statement of remeasurement gains and losses. The County has not presented a statement of remeasurement gains and losses as it does not have any items giving rise to remeasurement gains (losses). Interest income is recognized in the statement of operations. Investments in equity instruments not quoted in an active market and derivatives that are linked to, and must be settled by delivery of, unquoted equity instruments of another entity, are

**MOUNTAIN VIEW COUNTY**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

subsequently measured at cost. Except for those instruments designated at fair value, all other financial assets and liabilities are subsequently measured at amortized cost using the effective interest rate method.

Transaction costs directly attributable to the origination, acquisition, issuance, or assumption of financial instruments subsequently measured at fair value are immediately recognized in operating surplus. Conversely, for financial instruments subsequently measured at cost or amortized cost, transaction costs are included in the carrying amount.

All financial assets except derivatives are tested annually for impairment. Management considers whether the investee has experienced continued losses for a period of years and recent collection experience for the loan, such as a default or delinquency in interest or principal payments in determining whether objective evidence of impairment exists. Any impairment, which is not considered temporary, is recorded in the statement of operations. Write-downs of financial assets measured at cost and/or amortized cost to reflect losses in value are not reversed for subsequent increases in value. Reversals of any net remeasurements of financial assets measured at fair value are reported in the statement of remeasurement gains and losses.

**2. CHANGE IN ACCOUNTING POLICY**

There were no changes to the County's accounting policies during the year ending December 31, 2025.

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**3. CASH AND TEMPORARY INVESTMENTS**

	<b>2025</b>	<b>2024</b>
	<b>Year End</b>	<b>Year End</b>
	<b>\$</b>	<b>\$</b>
Cash on deposit	<b>35,854,400</b>	39,702,534
Less: outstanding cheques	<b>(70,949)</b>	(252,836)
 Net cash	 <b><u>35,783,451</u></b>	 <b><u>39,449,698</u></b>

The County has a \$5,000,000 authorized overdraft with The Bank of Nova Scotia (2024 - \$5,000,000). This overdraft bears interest when utilized at prime minus 0.5%, or 4.95% (2024 - 6.7%) At December 31, 2025 there is \$0 drawn on this overdraft (2024 - \$0).

The majority of the cash on deposit is held in a savings with interest rates from 0.6% (2024 - 1.4%) to Scotiabank's reference rate plus 0.25% or 2.75% (2024 - 0.25% or 3.75%).

Included in the cash and temporary investments balance the County also holds non-redeemable GICs maturing within the next 12 months, earning interest at 3.6% (2024 - nil), with a maturity date of May 2026.

Cash and temporary investments include restricted funds of \$643,730 (2024 - \$319,811), which \$480,017 (2024 - \$234,205) are designated for specific purposes dictated by conditional grants and and the remaining \$163,713 (2024 - \$85,606) is related to other deposits (see Note 8).

**4. TAXES RECEIVABLE**

	<b>2025</b>	<b>2024</b>
	<b>Year End</b>	<b>Year End</b>
	<b>\$</b>	<b>\$</b>
Current taxes and grants in lieu	<b>1,422,751</b>	1,339,199
Tax arrears	<b>594,669</b>	577,149
	<b><u>2,017,420</u></b>	<b><u>1,916,348</u></b>
Less: Allowance for uncollected taxes	<b>145,968</b>	121,727
	<b><u>1,871,452</u></b>	<b><u>1,794,621</u></b>

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**5. ACCOUNTS RECEIVABLE**

<b>Federal</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
GST	<u>459,082</u>	<u>269,650</u>
	<u><b>459,082</b></u>	<u><b>269,650</b></u>
<b>Provincial</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Alberta Transportation	<b>11,506</b>	50,744
Alberta Justice Agency funds	<b>6,504</b>	9,770
Alberta Municipal Affairs		40,688
Government of Alberta	<b>1,265</b>	-
Municipal Climate Change Action Centre (MCCAC) Grant	<b>15,065</b>	15,065
Mountain View Regional Emergency Management	<b>5,930</b>	-
	<u><b>40,270</b></u>	<u><b>116,267</b></u>
<b>Local Governments</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Other Local Governments	<u><b>165,832</b></u>	<u>152,601</u>
	<u><b>165,832</b></u>	<u><b>152,601</b></u>
<b>Other</b>	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Other accounts receivable	<b>412,882</b>	448,826
Under levy	<b>5,889</b>	6,765
	<u><b>418,771</b></u>	<u><b>455,591</b></u>

**6. INVESTMENTS**

	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
RMA (trade division)	<b>4,136</b>	4,136
GICs	<b>2,595,807</b>	2,486,405
Bonds	<b>16,113,405</b>	15,475,655
Bonds maturing within 12 months	<b>5,225,234</b>	2,919,730
Principal Protected Notes	<b>8,243,500</b>	12,625,600
Other	<b>530,457</b>	384,826
	<u><b>32,712,539</b></u>	<u><b>33,896,352</b></u>

RMA (Rural Municipalities of Alberta) is a purchasing group designed to provide municipal local authorities with lower cost goods and services through bulk purchasing. Annual dividends less a 20% reserve are paid based on the municipality's annual dollar volume of goods or services purchased during the year. The annual reserve is held for five years and then paid out to the municipality. The investment amount represents the last five years' reserves.

GICs are unredeemable with over 90 day maturities and are earning interest of 4.4% (2024 - 4.40%) with a maturity date of October 2028.

The bonds are intended to be held long term with interest rates from 1.1% to 4.95% (2024 - 1.1% to 5.35%) and maturity dates between 2026 and 2032. Any declines in market value below cost are considered to be temporary and therefore no write-downs have been recorded. Market value at December 31, 2025 is \$30,568,619 (2024 - \$28,599,518).

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**7. OTHER RESTRICTED CASH AND TEMPORARY INVESTMENTS**

A summary of restricted funds held by Mountain View County is as follows:

	<b>2025</b>	<b>2024</b>
	<b>Year End</b>	<b>Year End</b>
	<b>\$</b>	<b>\$</b>
<b>Cash in lieu of Municipal Reserve</b>		
Balance, beginning of Year	<b>489,842</b>	426,968
Additions to reserve	<b>95,185</b>	41,275
Use of Funds (net)	-	-
Interest revenue	<b>18,240</b>	21,599
	<hr/> <b>603,268</b> <hr/>	<hr/> 489,842 <hr/>
Balance, end of Year		

**Cash in lieu of Municipal Reserve**

When property is developed within the County, the County has the option of receiving cash instead of land set aside for municipal purposes within a developed area. When cash is received instead of property the cash must be used according to Section 671(2) of the Municipal Government Act.

GICs are unredeemable with over 90 day maturities and are earning interest from 2.7% - 3.05% (2024 - 3.75% - 4.75% ) with maturity dates between April and December 2026.

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**8. DEFERRED REVENUE**

	<b>2025 Year End</b>	<b>2024 Year End</b>
	<b>\$</b>	<b>\$</b>
Municipal Sustainability Initiative grant	-	-
Canada Community Building Fund	-	-
Other grants and taxes	<b>1,246,998</b>	809,653
	<b><u>1,246,998</u></b>	<b><u>809,653</u></b>

**Local Government Fiscal Framework (formerly Municipal Sustainability Initiative)**

The use of these funds is restricted to eligible projects approved under the funding agreement. The interest earned has been added to the funds.

	<b>2025 Year End</b>	<b>2024 Year End</b>
	<b>\$</b>	<b>\$</b>
Unexpended funds from last year	-	169,877
Interest earned in the year	470	6,668
Funds received during the year	<b>3,433,240</b>	3,095,336
Amount spent on eligible capital projects	<b>(3,097,058)</b>	(2,760,416)
Amount spent on eligible operating expenses	<b>(336,652)</b>	(511,465)
	<b><u>-</u></b>	<b><u>-</u></b>
Unexpended funds at year end	-	-

**Canada Community Building Fund (formerly the Federal Gas Tax Fund)**

The use of these funds is restricted to eligible projects. Interest earned has been added to the funds.

	<b>2025 Year End</b>	<b>2024 Year End</b>
	<b>\$</b>	<b>\$</b>
Unexpended funds from last year	-	-
Funds received during the year	<b>838,422</b>	806,235
Interest earned in the year	-	-
Amount spent on eligible projects	<b>(838,422)</b>	(806,235)
	<b><u>-</u></b>	<b><u>-</u></b>
Unexpended funds at year end	-	-

**Other Grants/Deferred Revenue**

	<b>2025 Year End</b>	<b>2024 Year End</b>
	<b>\$</b>	<b>\$</b>
Alberta Municipal Affairs 2014 Mgmt of Red Deer Upstream	<b>49,191</b>	60,719
AHS-MFR Equipment & Training	<b>1,660</b>	-
Loyal Energy	<b>250,000</b>	-
Alberta Municipal Affairs - Municipal Internship Grant	<b>1,512</b>	11,382
ALUS	<b>141,731</b>	162,104
STIP	<b>22,323</b>	-
Auction Proceeds	<b>13,600</b>	-
Cash in Lieu - Municipal Reserve (see note 7)	<b>603,268</b>	489,842
Dyck Pit - Deposit on Option to Purchase	<b>156,213</b>	78,106
Future Seidel Pit Reclamation	<b>7,500</b>	7,500
	<b><u>1,246,998</u></b>	<b><u>809,653</u></b>

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

9. EMPLOYEE BENEFIT OBLIGATIONS	2025 Year End	2024 Year End
	\$	\$
Vacation	324,250	299,034
Accrued payroll	268,110	226,848
Post-employment benefits	228,437	214,128
	820,797	740,010

The employee benefit obligation is comprised of: vacation, accrued wages including overtime and post employment benefits.

Employees have either earned the benefits (and are vested) or are entitled to these benefits within the next budgetary year.

The County also offers partially subsidized post employment extended health and dental benefits to retiring employees. Employees must meet eligibility requirements to participate in the program. Actual costs incurred for post retirement benefits in 2025 were \$10,236 (2024 - \$12,761).

\$192,976 (2024 - \$167,347) of the Post-employment benefits are unfunded (note 20).

**10. NOTES RECEIVABLE**

The following table summarizes the loans receivable balance from Mountain View Seniors Housing:

Loan Number	Year Matures	Interest Rate	Original	2025 Year End \$	2024 Year End \$
Debenture 1-03 (1185649)	2028	6.000%	1,000,000	209,101	271,064
Debenture 2-03 (1185684)	2028	5.875%	1,000,000	207,103	268,621
Debenture 3-03 (1185751)	2028	5.750%	1,000,000	205,108	266,180
Debenture 1-04 (3100007)	2029	4.960%	100,000	22,314	28,018
Debenture 4001590	2028	3.295%	1,400,000	337,406	442,721
Debenture 4000910	2025	4.047%	3,000,000	-	131,718
Debenture 4001077	2025	3.885%	3,500,000	-	301,277
Debenture 4001723	2029	2.814%	1,252,000	386,698	476,805
MVC - 676	2039	2.683%	3,000,000	2,261,126	2,392,619
				3,628,856	4,579,023
			Less Current Portion	537,906	950,167
			Total Long-term loans receivable	3,090,950	3,628,856

Mountain View County has loaned a total principal amount of \$15,252,000 to MVSH with a principal balance remaining at December 31, 2025 of \$3,628,856 (2024 - \$4,579,023) plus accrued interest of \$13,344 (2024 - \$18,581). MVSH used the funds received prior to 2019 to finance capital assets and construction of lodges, the funds received in 2019 were for general purposes. The loans are to be repaid to Mountain View County according to the repayment schedule for the debentures that Mountain View County borrowed from Alberta Capital Financing Authority, additionally the 2019 loans included a one time administration fee. The amounts are repayable in terms from 15 - 25 years from the loan date with \$655,664 payable in 2026 (2025 - \$1,100,131), with interest ranging from 2.683% to 6.000%. The notes will be paid in full in 2039. The security of all loans is the right of MVSH to requisition for any deficiencies.

Estimated principal and interest payments for the next five years are as follows:

	Principal	Interest	Payments
2026	537,906	117,758	655,664
2027	559,575	96,089	655,664
2028	582,227	73,437	655,664
2029	250,472	50,733	301,205
2030	150,232	44,566	194,798
Thereafter	1,548,444	204,742	1,753,186
	3,628,856	587,324	4,216,181
	Plus Accrued Interest at Year End	13,344	
	3,642,200		

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

11. LONG TERM DEBT	2025 Year End \$	2024 Year End \$
Debentures	<b>7,548,622</b>	8,723,004
	<b>7,548,622</b>	8,723,004

	Original Principal	Rate	Anniversary Date	Final Payment
Debenture 1-03 (1185649)	1,000,000	6.000%	September 2	2028
Debenture 2-03 (1185684)	1,000,000	5.875%	November 3	2028
Debenture 3-03 (1185751)	1,000,000	5.750%	December 15	2028
Debenture 1-04 (3100007)	100,000	4.960%	March 23	2029
Debenture (4001590)	1,400,000	3.295%	December 16	2028
Debenture (4000910)	3,000,000	4.047%	March 15	2025
Debenture (4001077)	3,500,000	3.885%	December 15	2025
Debenture (4001723)	1,252,000	2.814%	September 15	2029
Debenture (4002676)	600,000	2.683%	December 16	2039
Debenture (4002677)	1,100,000	2.683%	December 16	2039
Debenture (4002678)	1,300,000	2.683%	December 16	2039
Debenture (4002783)	5,000,000	1.882%	September 15	2040

The purpose of \$1,367,729 (2024 - \$2,186,404) of the debentures is to allow the County to provide financing to Mountain View Seniors' Housing and the remaining \$6,180,893 (2024 - \$6,536,601) is for capital of the County. The debentures are offset by a note receivable from Mountain View Seniors' Housing (see Note 10). The details of the debentures are above. They are all payable to Alberta Capital Finance Authority. Each \$1,000,000 debenture has annual payments with the payments due on their anniversary dates. The others have payments due twice a year.

Estimated principal and interest payments for the next five years are as follows:

	Principal	Interest	Payments
2026	766,361	190,459	956,820
2027	792,350	164,469	956,819
2028	819,403	137,416	956,819
2029	492,133	110,227	602,360
2030	396,463	99,491	495,953
Thereafter	4,281,912	482,828	4,764,739
	<b>7,548,622</b>	<b>1,184,890</b>	<b>8,733,510</b>

In 2025, the County paid \$222,663 (2024 - \$272,728) in interest on long term debt. The County also received interest on notes receivable to offset this interest (Note 10).

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**12. RESERVES**

Reserves for the County are as follows:

	<b>Beginning of Year</b>	<b>Additions</b>	<b>Deletions</b>	<b>End of Year</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>
Airport Reserve	29,034	17,069	-	46,103
Bridge & Road Reserve	52,252,104	7,365,445	22,585,163	37,032,386
Carry Over Project Reserve	10,571,781	15,796,944	8,020,019	18,348,706
County Owned Lands Reserve	-	581,243	51,700	529,543
Environmental Reserve	190,285	-	190,285	-
Equipment Fleet	845,624	3,951,923	3,213,423	1,584,124
Facility & Emergency Facility	3,637,989	-	500,000	3,137,989
General Fire	620,155	769,042	562,402	826,795
Intermunicipal Collaboration - Cremona	747,594	115,990	465,501	398,083
Intermunicipal Collaboration	2,272,081	996,830	398,285	2,870,626
Office Equipment	432,480	180,000	223,390	389,090
Local Road Safety Improvement Reserve	2,213,243	500,000	420,522	2,292,721
Park Facilities	57,907	-	57,907	-
Pit Stripping and Reclamation	3,644,170	375,328	211,441	3,808,057
Tax Rate Stabilization	3,266,919	1,448,988	1,395,991	3,319,916
<b>TOTAL RESERVES:</b>	<u>80,781,366</u>	<u>32,098,802</u>	<u>38,296,029</u>	<u>74,584,139</u>

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**13. DEBT LIMIT**

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

	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Total debt limit (maximum allowed)	61,266,278	61,581,651
Total debt (current)	<u>7,548,622</u>	<u>8,723,004</u>
Amount below total debt limit	<u>53,717,656</u>	<u>52,858,647</u>
Service on debt limit (maximum allowed)	10,211,046	10,263,609
Service on debt (current)	<u>956,820</u>	<u>1,401,286</u>
Amount below limit on debt service	<u>9,254,226</u>	<u>8,862,323</u>

The debt limit is calculated at 1.5 times revenue of the County (as defined in Alberta Regulation 255/2000) and the debt service limit is calculated at 0.25 times such revenue. Incurring debt beyond these limitations requires approval by the Minister of Municipal Affairs. These thresholds are guidelines used by Alberta Municipal Affairs to identify municipalities that could be at financial risk if further debt is acquired. The calculation taken alone does not represent the financial stability of the County. Rather, the financial statements must be interpreted as a whole.

**14. TANGIBLE CAPITAL ASSETS**

	<b>2025 Year End Cost \$</b>	<b>2025 Year End Accumulated Amortization \$</b>	<b>2025 Year End Net Book Value \$</b>	<b>2024 Year End Net Book Value \$</b>
Land	16,781,339	-	<b>16,781,339</b>	16,718,629
Land improvements	5,127,516	2,780,559	<b>2,346,957</b>	2,488,238
Buildings	22,101,122	7,206,521	<b>14,894,601</b>	13,617,761
Engineered structures	431,375,982	324,063,231	<b>107,312,751</b>	105,773,775
Machinery & equipment	29,223,107	12,008,415	<b>17,214,692</b>	15,350,915
Vehicles	6,800,631	4,041,447	<b>2,759,184</b>	3,179,569
Construction in progress	<u>4,328,644</u>	<u>-</u>	<u><b>4,328,644</b></u>	<u>1,147,133</u>
Total	<u>515,738,341</u>	<u>350,100,173</u>	<u><b>165,638,168</b></u>	<u>158,276,020</u>

Total land holdings of the County are comprised of 28,420 acres. This includes an estimated 21,811 acres of road rights-of-way. The remaining land consists of 407 acres designated as municipal reserves, environmental reserves and public utility lots; 2,603 acres of gravel pits and gravel reserves; 636 acres for municipal operations including airports, as well as 2,963 acres of general land.

Land Improvements include parking lots, landscaping, signage, fencing and parks structures.

There are 263 bridges maintained by Mountain View County.

Roads in the County are composed of 104 km of asphalt roads, 818 km of chip sealed roads, 1,975 km of gravel roads and 16 km of unimproved/dirt roads. Roads are further broken down into surface and base.

Machinery & equipment is separated into three sub-categories - heavy equipment, agricultural/shop/patrol equipment, and office equipment and furniture. Heavy equipment includes graders, loaders, trailers, excavators, plows and sanders. Office equipment and furniture includes computer, telephone, audio/visual equipment, printers, copiers, faxes and office furniture and workstations, along with airport navigation equipment. Agricultural/shop/patrol equipment includes tractors, mowers, sprayers, shop tools, radios, radar units, and scales.

Vehicles include trucks and sport utility vehicles.

Construction in Progress includes projects which have commenced but which were not completed by the end of the current period. These projects correspond to roads, bridges and/or heavy equipment that were under construction at year end.

Aquisition of tangible capital assets of \$24,267,239 (2024 - \$14,717,897) includes non-cash amounts of transfers from Construction in Progress of \$742,844 (2024 - \$0) and additions to the asset retirement standards of \$129,817 (2024 - \$132,718). As a result cash paid for acquisitions of tangible capital assets is \$23,394,578 (2024 - \$14,585,179)

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**15. LOCAL AUTHORITIES PENSION PLAN**

Employees of Mountain View County participate in the Local Authorities Pension Plan (LAPP), which is covered by the Public Sector Pensions Plan Act. The Plan serves close to 317,000 people and 450 employers. It is financed by employer and employee contributions and investment earnings of the LAPP Fund.

Mountain View County is required to make current service contributions to the plan of 8.45% of the pensionable earnings up to the Canada Pension Plan Year's Maximum Pensionable Earnings and 11.65% for the excess. Employees of the County are required to make current service contributions of 7.45% of pensionable salary up to the year's maximum pensionable salary and 10.65% on pensionable salary above this amount.

The current service contributions by Mountain View County to the Local Authorities Pension Plan in 2025 were \$846,366 (2024 - \$782,245). Total current service contributions by the employees of Mountain View County to the Local Authorities Pension Plan in 2025 were \$752,823 (2024 - \$701,107).

At December 31, 2024, the Plan disclosed an actuarial surplus of \$19.6 billion (2023 - \$15.1 billion).

**16. SALARY AND BENEFITS DISCLOSURE**

Disclosure of salaries and benefits for elected municipal officials, the Chief Administrative Officer and designated officers as required by provincial regulation 313/2000 is as follows:

	# of Persons	2025			2024	
		Salary (1) \$	Benefits & Allowances (2) \$	Total \$	# of Persons	Total \$
Reeve						
Division 5	1	92,160	20,505	112,665	1	114,468
Councillors						
Division 1	1	65,096	18,465	83,561	1	79,419
Division 2	1	57,620	12,789	70,410	1	66,212
Division 3	2	56,723	15,597	72,320	1	67,396
Division 4	1	53,498	14,610	68,108	2	50,935
Division 6	1	63,543	13,381	76,924	1	77,444
Division 7	1	59,952	17,211	77,163	1	76,190
Chief Administrative Officer	1	259,794	41,046	300,840	1	285,220

(1) Salary includes regular base pay, bonuses, overtime, EDO, lump sum payments and per diem payments.

(2) Employer's share of all employee benefits and contributions or payments made on behalf of employees including pension, health care, dental coverage, accidental disability and dismemberment insurance, statutory deductions, WCB, and any other direct cash remuneration.

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**17. RELATED PARTY TRANSACTIONS**

Unless specifically indicated all transactions with related parties are at fair market value.

**Mountain View Regional Waste Management Commission (MVRWC)**

MVRWC provides solid waste disposal services to the residents of both Mountain View County and the five urban areas within the County. MVRWC is a commission operated jointly by the County and the five urban municipalities.

In 2025 the County provided \$137,339 (2024 - \$148,762) as its share to support the operations of MVRWC.

**Mountain View Seniors' Housing (MVSH) (See Note 10)**

MVSH provides senior's and subsidized housing to the residents of both Mountain View County and the five urban areas within the County. MVSH is established under Ministerial Order from the Province of Alberta and operated jointly by the County and five urban municipalities.

In 2025, the County provided \$2,208,865 (2024 - \$2,076,410) as its share to support the operations of MVSH.

**18. FINANCIAL INSTRUMENTS**

The County's financial instruments consist of cash and temporary investments, taxes receivable, accounts receivable, investments, notes receivable, accounts payable and accrued liabilities, other liabilities, employee benefit obligations, and long-term debt.

The fair value of these financial instruments approximates their carrying value.

It is management's opinion that the County is not exposed to significant price, credit, liquidity or cash flow risks arising from these financial instruments. The risk is detailed below.

The County is exposed to interest rate price risk as the cash and temporary investments, notes receivable, and long-term debt bear interest at fixed interest rates. Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates.

The County is exposed to market price risk as some financial instruments included in cash and deposit certificates are traded in the market. Market price risk is the risk that the value of an investment will fluctuate as a result of changes in market prices whether those changes are caused by factors specific to the individual security or its issuer or factors affecting all securities traded in the market. The market price risk of the financial instruments held is closely related to the interest rate price risk.

The County is exposed to credit risk as it grants credit to its customers in the normal course of business. This risk is largely mitigated since the majority of receivables are generated from other governments, government related parties, or from tax payers, whose land acts as security for payment. To further mitigate credit risk for receivables, the County regularly reviews its accounts receivable list.

The County is also exposed to credit risk, as included in cash and temporary investments are bonds and accrual notes. The County follows the investment criteria as established in section 250 of the Municipal Government Act which is designed to limit credit risk. Credit risk is the risk that the County will incur a financial loss because a customer, or issuer of a bond or accrual note, has failed to discharge an obligation.

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**19. CONTINGENCIES**

Mountain View County, in the conduct of its normal activities can be named as a defendant in legal proceedings. The ultimate outcome of these proceedings can often not be determined until the proceedings are completed. Should any loss result from the resolution of these proceedings or if the amount of the loss can be determined, such amounts would be expensed as they become known to the County. Currently, there are no determinable amounts.

The County is a member of the Genesis Reciprocal Insurance Exchange as at December 31, 2025. Under the terms of the membership, the County 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.

As part of its normal activities, the County participates in commission and managed boards. Activities and debts in these entities could result in additional funding requirements by the County.

**20. ACCUMULATED SURPLUS**

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

	<b>2025 Year End</b>	<b>2024 Year End</b>
	<b>\$</b>	<b>\$</b>
Unappropriated operating equity	-	-
Reserves (note 12)	<b>74,584,139</b>	80,781,366
Land deficit	<b>(1,394,375)</b>	(1,394,375)
Airport development costs	-	(81,264)
Unfunded gravel pit reclamation	<b>(6,647,758)</b>	(4,538,686)
Unfunded liability for contaminated sites	<b>(4,600,000)</b>	(4,600,000)
Unfunded post retirement obligation	<b>(192,979)</b>	(167,347)
Equity in resource asset	<b>3,308,421</b>	3,308,421
Equity in tangible capital assets	<b><u>158,354,703</u></b>	<u>150,758,802</u>
	<b><u>223,412,151</u></b>	<u>224,066,917</u>
Equity in tangible capital assets is comprised of		
Tangible capital assets (Schedule 1)	<b>165,638,168</b>	158,276,020
Asset retirement obligation	<b>(1,102,571)</b>	(980,618)
Debt for capital	<b>(6,180,894)</b>	(6,536,600)
	<b><u>158,354,703</u></b>	<u>150,758,802</u>

**MOUNTAIN VIEW COUNTY  
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE YEAR ENDING DECEMBER 31, 2025**

**21. GRAVEL PIT RECLAMATION OBLIGATION**

The County owns and leases gravel pits and is responsible for reclamation costs related to those pits under Alberta environmental law. These costs are expected to be incurred over the life of the pit. To help cover pit stripping and future reclamation costs, the County has a Pit Stripping and Reclamation Reserve (note 12) with contributions of \$2.08 per tonne of gravel mined in the year.

The most recent estimate of this obligation was prepared to December 31, 2025 and the obligation is currently estimated at \$ 7,668,271 (2024 - \$5,559,199). Significant assumptions were used in determining this obligation. Engineering studies were used to determine the disturbed area. When necessary, the engineering studies were adjusted to include recent activity. The current reclamation cost/cubic metre has been used without adjustments for discounting or inflation.

**22. ASSET RETIREMENT OBLIGATION**

The County owns a diverse array of assets, each subject to eventual retirement. The costs of asset retirement are expected to be incurred at the end of an asset's useful life to satisfy the legal obligation associated with their retirement of tangible capital assets (TCA).

The County has asset retirement obligations to remove hazardous asbestos fibre containing materials from various buildings under its control. Abatement activities entail handling and disposing of asbestos in a prescribed manner to ensure compliance and mitigate environmental and health risks when the material is disturbed. The County estimated the nature and extent of hazardous materials in its buildings based on the potential square metres affected and the average costs per square metre to remove and dispose of the hazardous materials

A liability for an asset retirement obligation is recognized at the best estimate of the amount necessary to retire the TCA. The most recent estimate of this obligation was prepared to December 31, 2025 and the obligation is currently estimated at \$1,102,571 (2024 - \$980,618). Significant assumptions were used in determining this obligation.

	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Balance, beginning of the Year	980,618	883,954
Liabilities settled	(36,890)	(31,596)
Change in estimate	126,729	88,283
Accretion expense	32,114	39,977
	1,102,571	980,618
Estimated Total Liability	1,102,571	980,618

**23. TRUST ASSETS AND LIABILITIES**

**Cremona Recreation Board**

	<b>2025 Year End \$</b>	<b>2024 Year End \$</b>
Balance, beginning of Year	<b>157,345</b>	135,028
Additions to reserve	<b>253,995</b>	249,259
Use of funds (net)	<b>(308,977)</b>	(232,484)
Interest revenue	<b>3,474</b>	5,542
	<b>105,838</b>	157,345

**Cremona Recreation Board Trust Asset and Liabilities**

The Cremona Recreation Board trust assets and liabilities are not reflected on the balance sheet of the municipal financial statements. However, the municipality holds these funds on behalf of the Cremona Recreation Board to support recreational activities within the Village of Cremona.

Funds are allocated annually based on the approval of the Cremona Recreation Board. Any funds unspent during the fiscal year are added to the trust account, which accrues interest at a rate of 1.75% (2024 - 2.75%)

**24. COMPARATIVE FIGURES**

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

**25. BUDGET AMOUNTS**

The 2025 budget was approved by Council on April 9, 2025