CITY OF ST. ALBERT

5 St. Anne Street,
St. Albert, AB T8N 3Z9

File #: BIR-27-045, **Version:** 1

BUDGET INFORMATION REQUEST (BIR) – Servus Place Operating Budget and Deficit 2026-2027 (expansion regarding BIR-27-021)
Requested by: Councillor Hughes
Date of Request: November 3, 2026
Date Response Due: November 10, 2026
Confidential: No

QUESTION

Please expand on BIR-27-021 to explain why there is the increase in the Servus Place deficit projections for 2027 and provide a greater breakdown that explains the staff differential costs, chemical costs increases - what the budgeted increase was for 2026 vs 2027, etc.?

RESPONSE

The Servus Credit Union Place (Servus Place) financials and budget are regularly monitored and evaluated as part of the City's ongoing commitment to responsible financial stewardship.

As operating expenses continue to rise, and revenue growth begins to plateau, Recreation & Parks is **eagerly anticipating** the insights and recommendations from the Servus Place Operational Review to identify opportunities to improve operational efficiencies, streamline processes, and strengthen the long-term financial sustainability of Servus Place.

The department continually evaluates operations and budget requirements to ensure resources are aligned with community needs and corporate service standards.

2026 Budget Compared to 2027 Budget

The overall deficit for Servus Place is proposed for $1.719M in 2027. This is a $393K increase from the 2026 budget of $1.326M.

Servus Credit Union Place – Financial Business Unit Budget rounded to $1,000				
Year		2026	2027	
Financial Category	Provincial Categories	Proposed Budget	Proposed Budget	Change From Previous Year
Revenue	**Total**	**($7,694)**	**($7,814)**	**($120)**
	Other Revenue	($434)	($443)	($9)
	Sales & User Fees	($7,260)	($7,371)	($111)
Expense	**Total**	**$9,020**	**$9,533**	**$513**
	Bank Charges & Short Term Interest	$76	$100	$24
	Contracted & General Services	$675	$692	$17
	Materials, Goods, Supplies & Utilities	$1,625	$1,789	$163
	Salaries, Wages, & Benefits	$5,701	$5,978	$278
	Transfer To/From Reserves	$57	$57	$0
	Transfers To/From Operations/Capital	$886	$917	$32
Total		**$1,326**	**$1,719**	**$393**

Year-over-year budget changes are driven by $513K in increased expenditures which are partially offset by $120K in additional revenue, resulting in a net budget impact of $393K.

Increased Expenditures – $513K

Key expenditure increases include:

Adjustments based on historical trends and signed agreements:

- Utilities (natural gas, electricity, and water/wastewater): $90K
- Custodial supplies and contracted custodial services: $38K
- Pool chemicals: $37K
- Bank charges: $24K

Staffing Costs:

- Salary and casual wage increases associated with step progression and adjustments to staffing hours to align with revenue increases: $200K
- One-time casual wage increases to ensure alignment with Council Policy C-HR-01 from corporate adjustments to the casual staff pay grid combined with corresponding benefits: $77K
- Internal transfer to public operations for staff support $32K

Increased Revenue – $120K

Revenue growth across several areas partially offsets the increased expenditures:

- Programs: $51K

- Advertising, sponsorships, and leases: $34K
- Facility rentals: $19K
- Admissions: $16K

Report Date: November 9, 2026
Author(s): Susannah Wood, Supervisor, Analytics & Business Operations
Department: Recreation & Parks
Department Director: Daniele Podlubny
Managing Director: Dinu Alex
Chief Administrative Officer: William Fletcher