

**TOWN OF RAYMOND  
COMPARATIVE ANALYSIS  
2024/2025**





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# TOWN OF RAYMOND – COMPARATIVE ANALYSIS OVERVIEW

Like private companies track performance for shareholders, municipalities must evaluate their financial health and service efficiency for residents and elected officials—who pay and set municipal taxes. Understanding how well a town is managed requires both internal review and external comparison with similar municipalities.

The **Town of Raymond Comparative Analysis** a key tool used alongside the Operating and Capital Budgets, Audited Financial Statements, and Annual Reports. It helps:

- Residents and businesses see how Raymond is performing
- Council members make informed decisions to improve efficiency and service delivery

By comparing Raymond to peer communities, this analysis supports efforts to make the town more competitive, efficient, and appealing for families and future growth.



# Information Included in Analysis

In this analysis, Raymond's financial and operational performance is compared to the financial and operational performances of the following communities:

- Cardston
- Claresholm
- Coaldale
- Fort Macleod
- Lethbridge
- Magrath
- Pincher Creek
- Taber

An effort has been made to select communities in our region of a similar size. We have also included some larger communities that our town is often compared to. No attempt has been made to “cherry-pick” data to make Raymond look good – we have included comparisons to communities that we feel would interest residents the most.

# BENCHMARK 1: TOTAL REVENUES & OPERATING EXPENDITURES

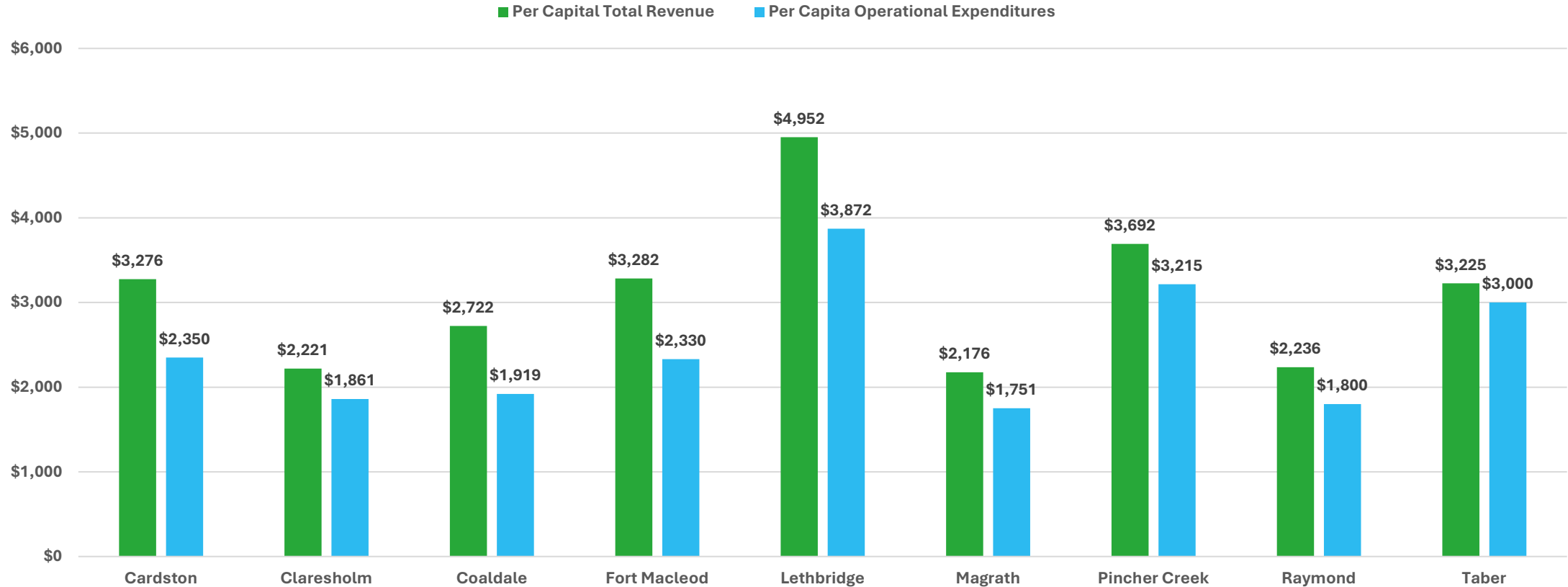
The Town of Raymond has the following main sources of revenue:

- Fees and Utility Payments
- Property Taxes
- Government Grants
- Contract Work Done for Other Communities
- Investment Income

The town's operating budget is restricted by the amount of income that is brought in. The following chart shows how much income the town (compared to other communities) brings in per capita, and how much of that income is used for operating expenses.



# CHART 1: PER CAPITA TOTAL REVENUES VS. PER CAPITA OPERATING EXPENDITURES (2024)



As the Chart shows, Raymond trails only Claresholm and Magrath in per capita total revenues and per capita spending. Compared to these other communities, Raymond receives less and spends less than surrounding communities. This chart is evidence that the Town is operating responsibly and limiting operating expenses to revenue received.

# BENCHMARK 2: PROPERTY TAXES

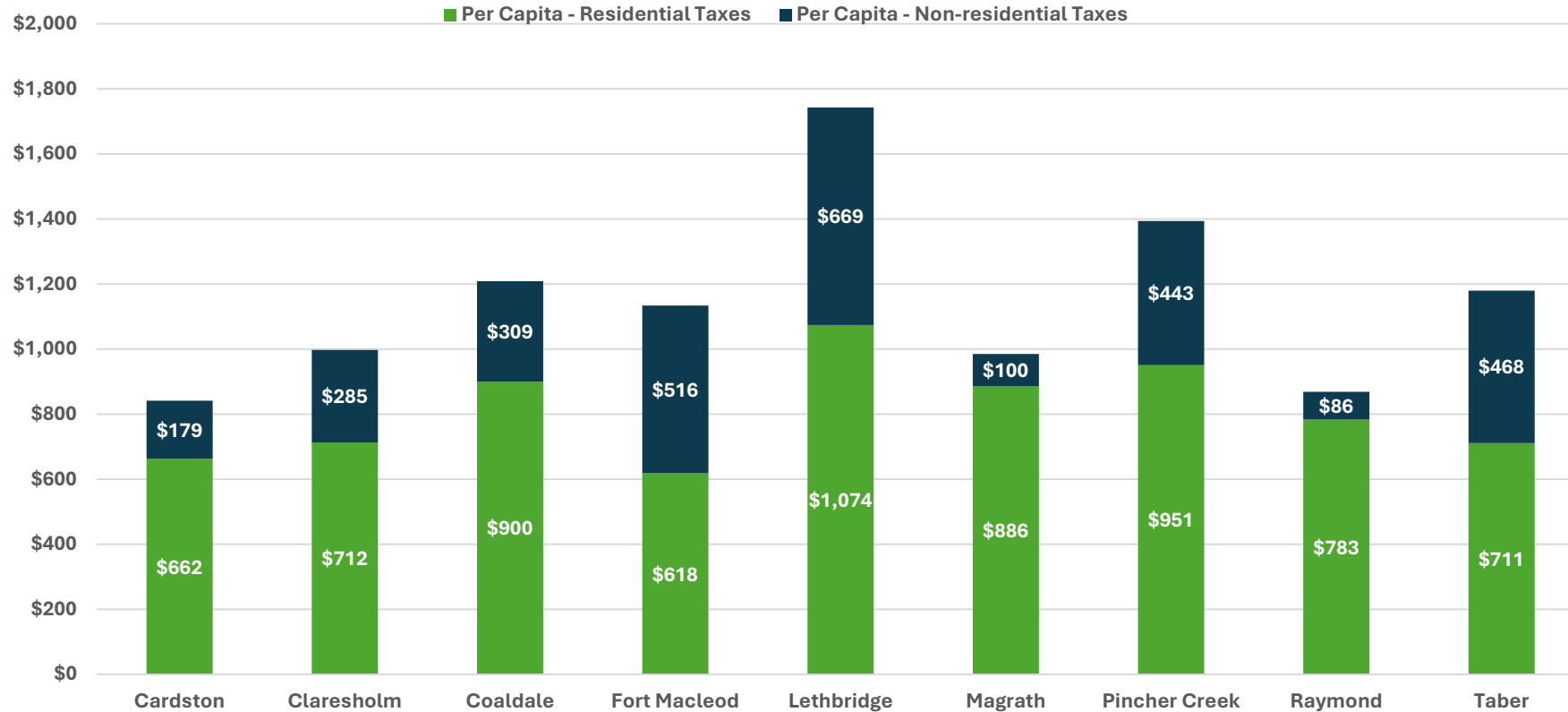


A major source of revenue for the Town of Raymond is property taxes. Property taxes are collected from individuals and businesses that own property in the community.

Property taxes are calculated by multiplying the assessed value of each property by the mill rate (which is set by town council).

The following charts provide analysis on Raymond's property taxes, and how our situation compares with other communities.

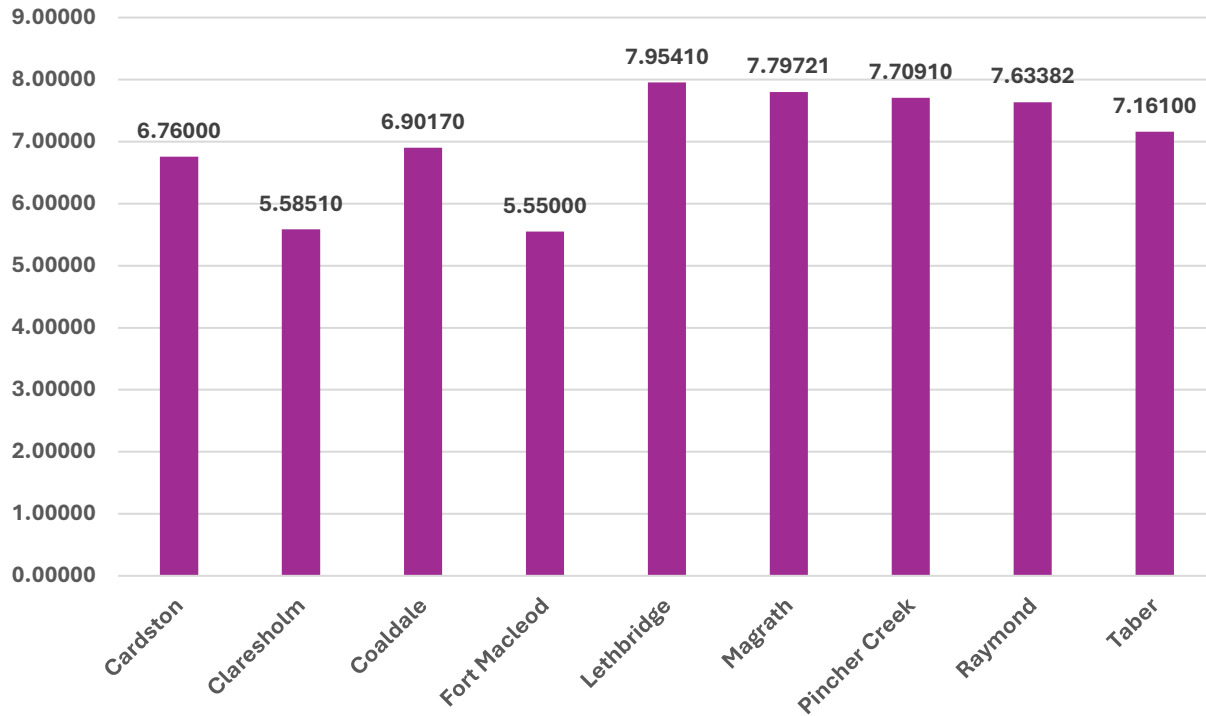
## CHART 2: MUNICIPAL TAXES COLLECTED, PER CAPITA



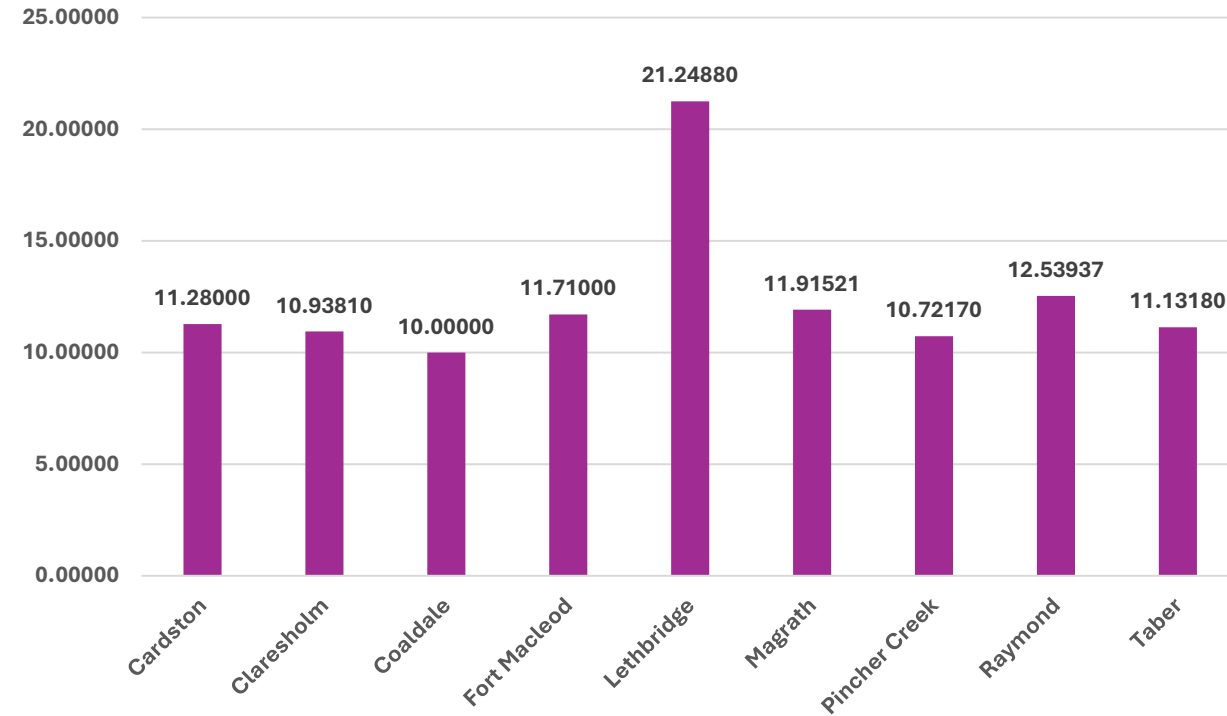
In 2025, the Town of Raymond collected \$3,919,982 of net property taxes. Based on the Town’s population, this works out to \$869 of tax dollars available to spend on each resident in the community. This amount is lower than most of the communities shown above. The amount of non-residential tax available to spend on Raymond’s residents is especially low (only \$86 per resident – the lowest on the chart). An increase in non-residential taxes paid would allow the Town to be more aligned with these other communities, and more effectively distribute the tax burden between residential and non-residential properties.

# CHART 3: 2025 MILL RATES – RESIDENTIAL AND NON-RESIDENTIAL

## 2025 Mill Rate - Residential



## 2025 Mill Rate - Non-Residential

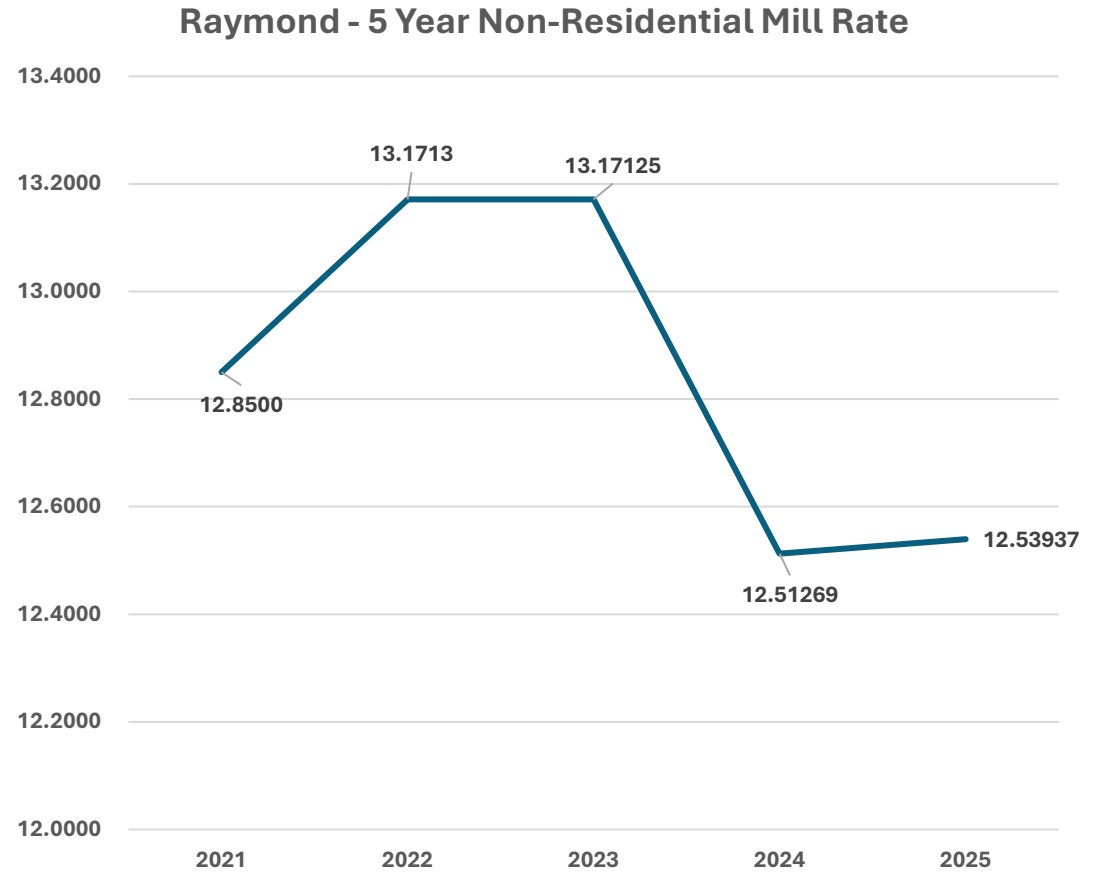
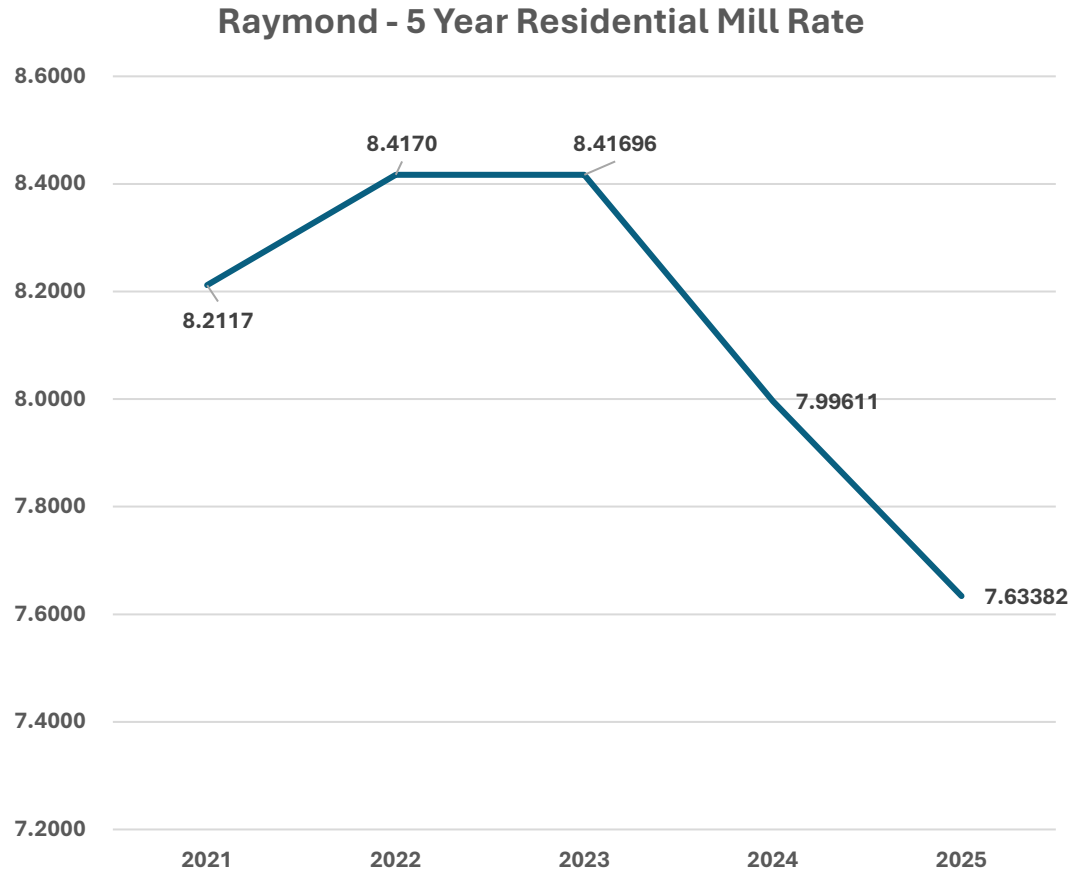


Property taxes are a function of a property’s assessment (determined by a 3<sup>rd</sup> party assessor) and the community’s mill rate. The Town of Raymond’s 2025 mill rates are as follows:

- Residential – 7.63382
- Non-Residential – 12.53937

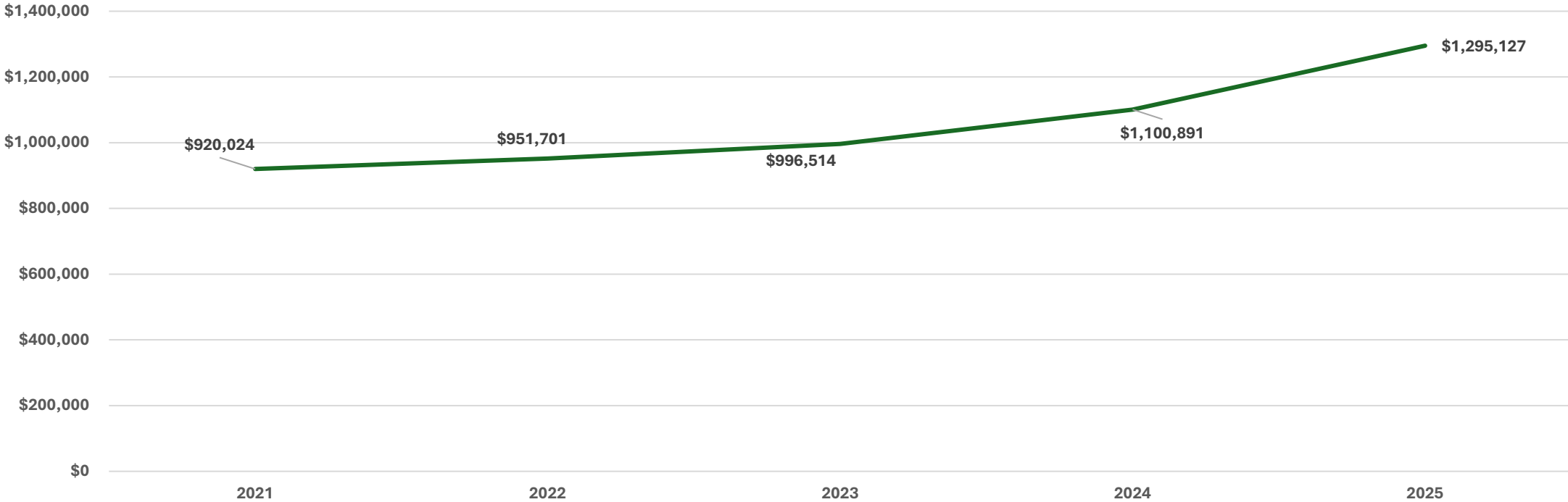
The charts above show how these rates compare to the rates of other communities.

# CHART 4: RAYMOND 5-YEAR MILL RATES – RESIDENTIAL AND NON-RESIDENTIAL



These charts show the 5-year trend of both the residential and non-residential mill rates. Town council has chosen to lower the residential mill rate in each of the last three years.

# CHART 5: RAYMOND 5-YEAR EDUCATION TAX



Each year, the Province of Alberta tasks the Town of Raymond with collecting and submitting the Education Tax. This tax is paid to the town with property taxes, but the education portion is then sent from the town to the province. The amount to be collected by each town is based on the residential and non-residential taxable properties in the community. The amount is not affected by new capital projects (such as our new high school).

In 2025, the town has collected and submitted \$1,295,127 in education tax. The chart above shows how that figure has trended up over the last five years. The 2025 amount collected was an 18% increase compared to the 2024 figure.

# BENCHMARK 3: SALARIES

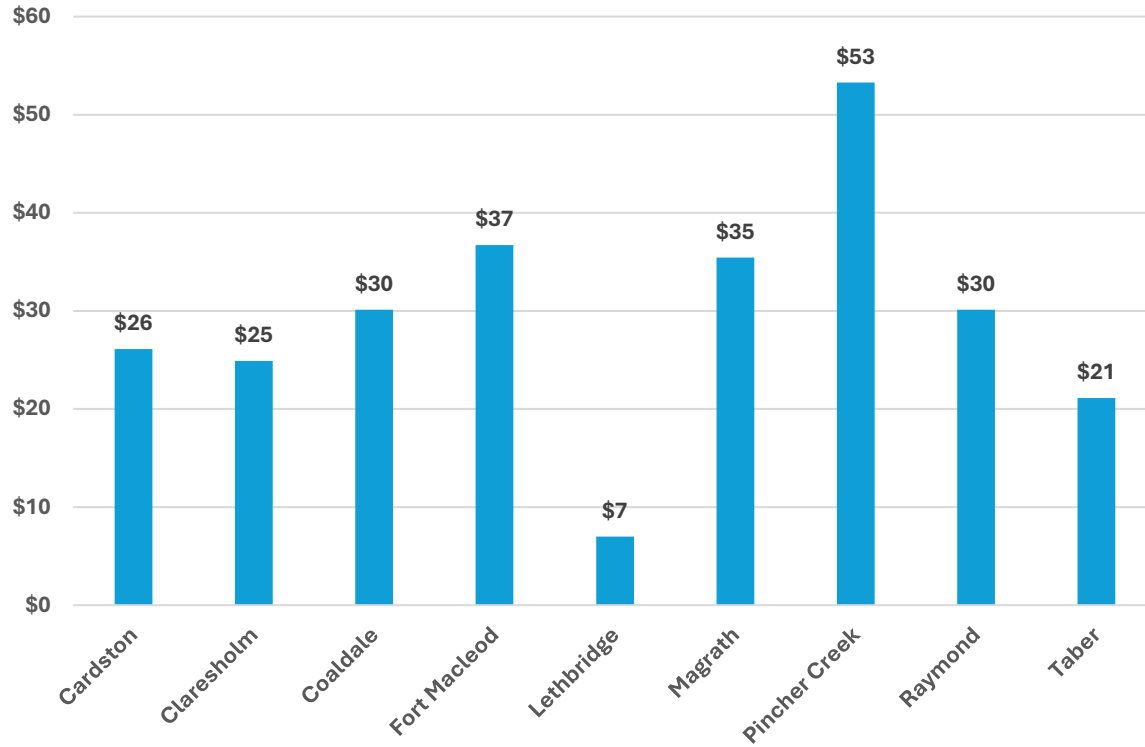
The biggest operating expense in any municipality is typically salaries. Town councilors and town employees are compensated for work performed in the community.

The following charts show how Raymond's wage levels compare to other communities.

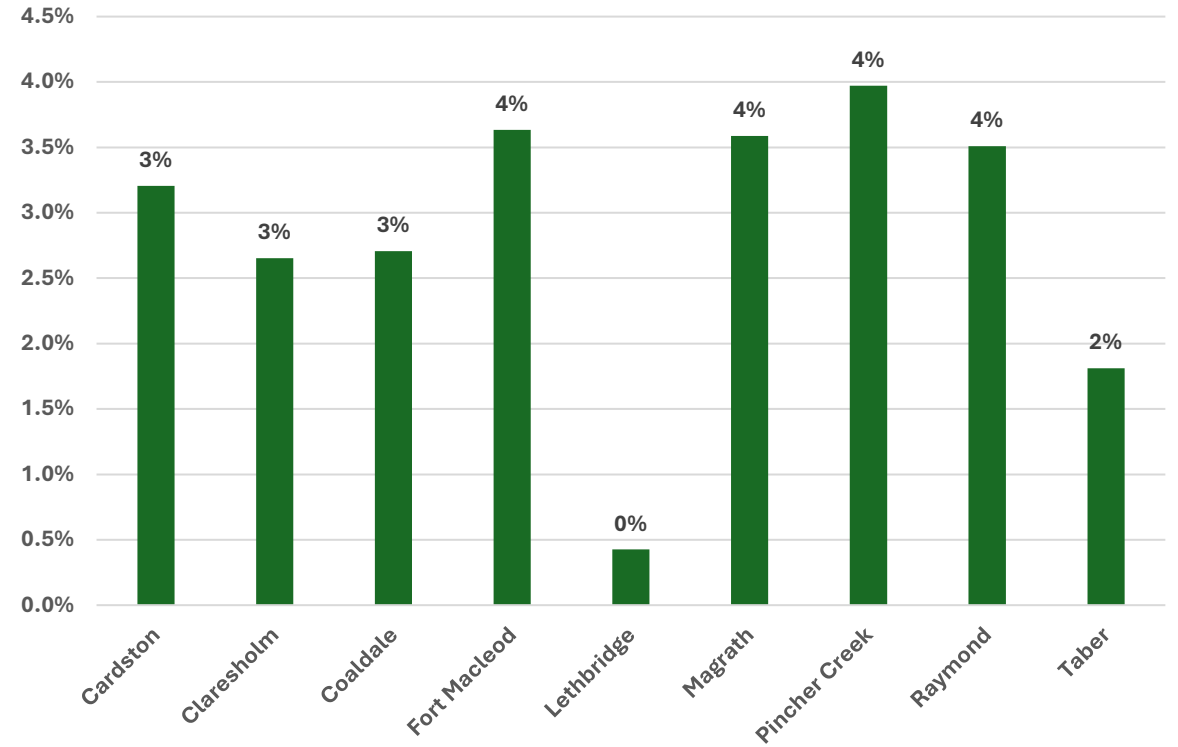


# CHART 5: COUNCIL SALARIES

## Council Salaries Per Capita



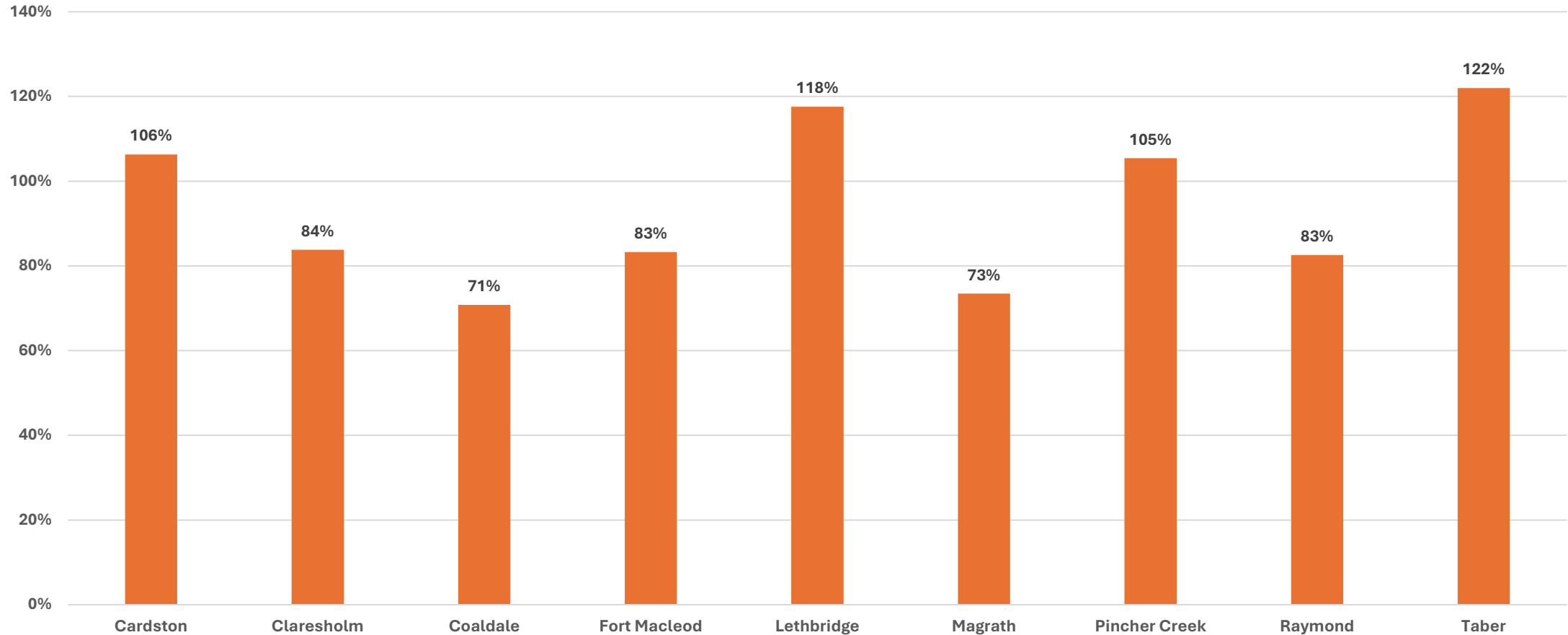
## Council Salaries As % of Tax Revenue



The first chart above shows the amount paid by each community for mayors and council members, divided by the number of residents in each community. As shown, municipal leaders in the Town of Raymond are paid (as a group) \$30 annually for each citizen that they represent. This amount appears to be in-line with comparable communities.

The second chart shows mayor and council salaries as a percentage of tax revenue. Approximately 4% (\$135,830) of Raymond's tax revenue is paid to council as total wages. Again, this falls in line with other communities.

## CHART 6: MUNICIPAL SALARIES AS % OF TAX REVENUE

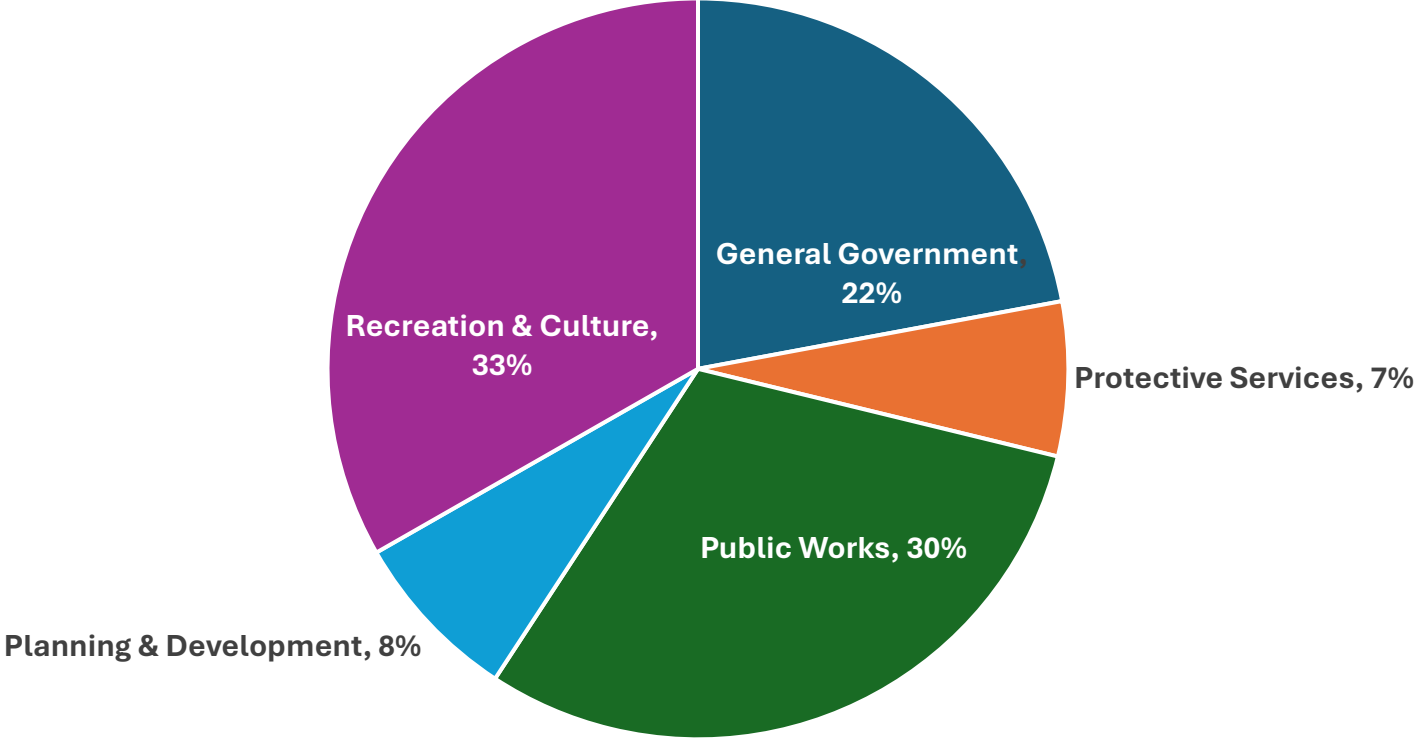


The Town of Raymond employs many full-time and seasonal employees. A metric that is often used to assess whether a community's wages are too high is represented by the above chart. Each community's wages (excluding council wages) are measured against net property tax income.

As shown, Raymond spends 83% of its net property tax income on wages. The chart shows how Raymond is doing compared to several other communities.

\*The Raymond figure has been adjusted to remove wages for town employees that are paid by other communities and commissions through the Town's RSIT (Regional Strategic Initiative Team) program.

# CHART 7: RAYMOND 2024 WAGE DISTRIBUTION

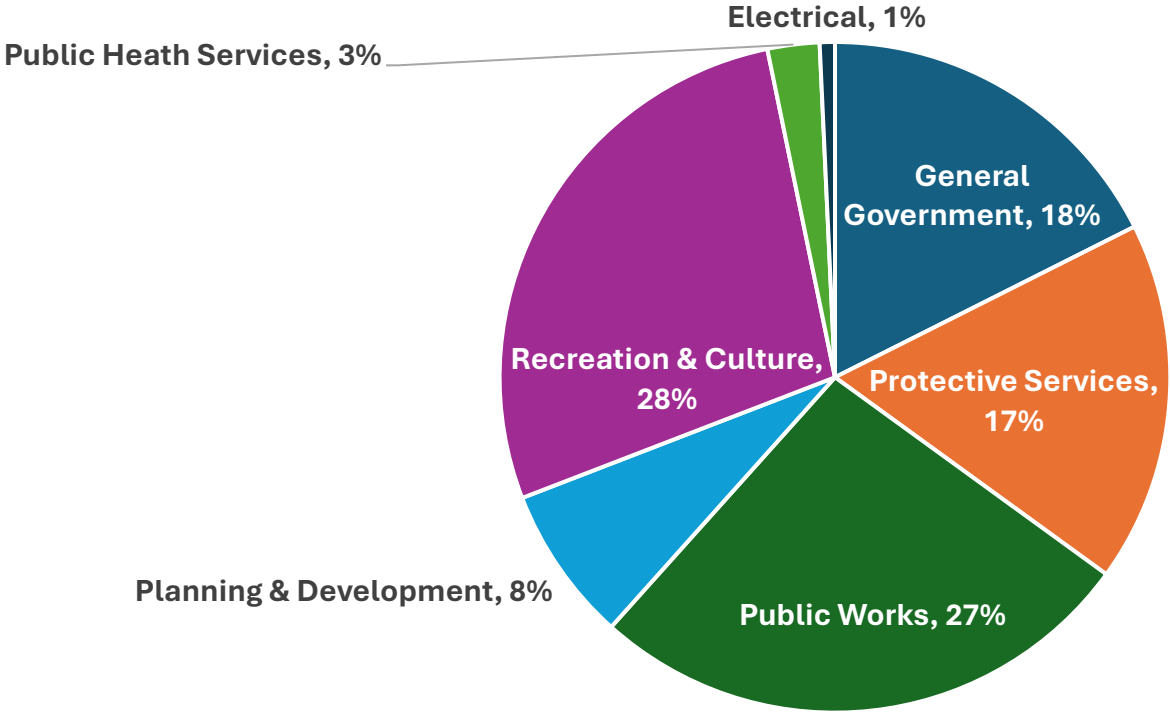


We've discussed the wages paid by the Town of Raymond to councilors and employees. The above chart shows the proportion of those wages that are spent in each department.

\*The Raymond figure has been adjusted to remove wages for town employees that are paid by other communities and commissions through the Town's RSIT (Regional Strategic Initiative Team) program.

# CHART 8: COLLECTION OF COMMUNITIES 2024 WAGE DISTRIBUTION

Cardston, Claresholm, Coaldale, Fort Macleod, Magrath, Pincher Creek, and Taber – 2024 Wage Distribution



This is the same chart shown on the previous page, but this chart represents the wage disbursement for the group of communities listed above (adjusted for the size of each community). The two pie charts can be compared to assess where Raymond is applying its wage force, relative to other communities.



# BENCHMARK 4: DEBT

Communities are permitted to borrow money to complete capital projects.

Raymond has currently borrowed money for several capital projects including the following:

- Swimming Pool
- Victoria Sports Park
- Solar Panels
- Arena Upgrades and Roof Replacement
- Heavy Equipment Purchases
- Swimming Pool Boiler Replacement
- South Storm Drainage Project
- Golf Course Upgrades
- Road Paving
- Ridgeview Lodge Infrastructure
- New Town Administration Building Improvements
- Walking Trail Expansion
- Centennial Park Project
- Transfer Station Paving and Fencing

## CHART 9: DEBT PER RESIDENT

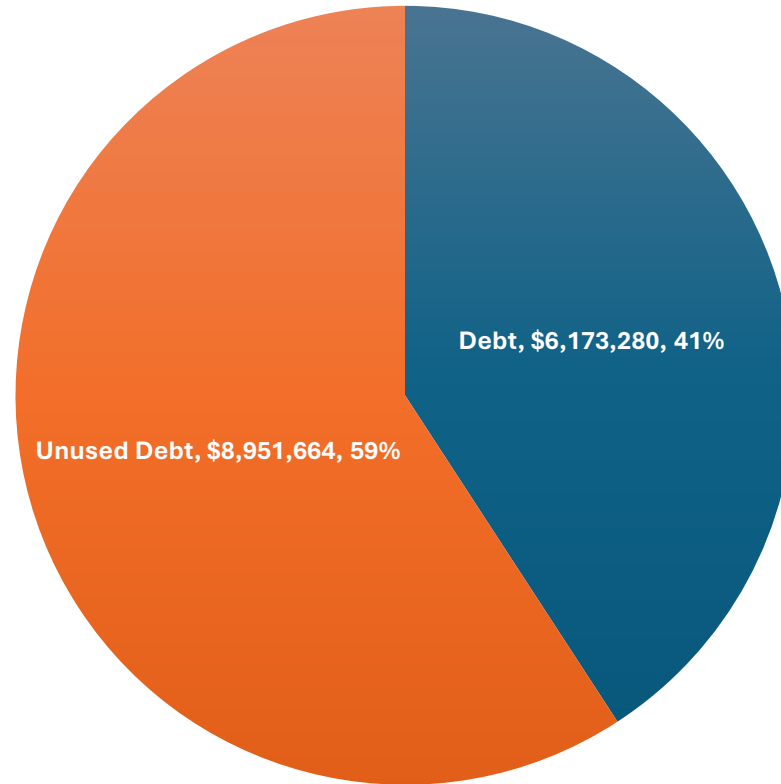


As of December 31, 2024, the Town of Raymond had \$6,974,962 in debt (\$6,173,280 as of September 2025). This amount works out to \$1,507 of debt per community resident. The above chart shows the debt per resident comparison between Raymond and other communities as of the end of 2024.

The majority of this debt is financed with the Alberta Capital Finance Authority and bears interest at a rate of 4.676% to 5.020%. The solar panels are financed with Enmax and bears interest at a rate of 3.000%

## CHART 10: DEBT LIMIT

Debt Limit - \$15,124,944



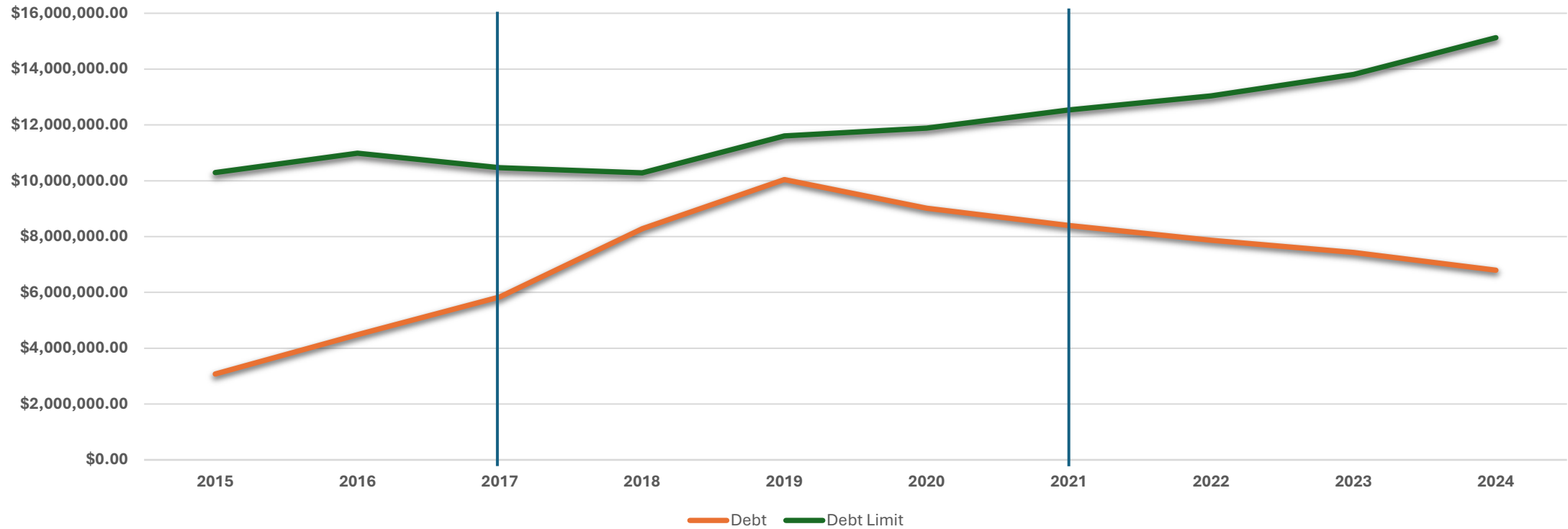
A debt limit is the maximum debt that the municipality may undertake. Debt limits for municipalities are legislated by the province at 1.5 times annual revenue.

The Town of Raymond's 2024 revenue was \$10,083,296. By multiplying this figure by 1.5, we can determine that the Town's debt limit is \$15,124,944. As of September 15, 2025, the Town's debt total is \$6,173,280.

The following graph shows how much capital debt the town is using, compared to the total amount of debt the Province would allow the Town to take on. The Town is \$8,951,664 below its debt limit.

# CHART 11: PAST DEBT

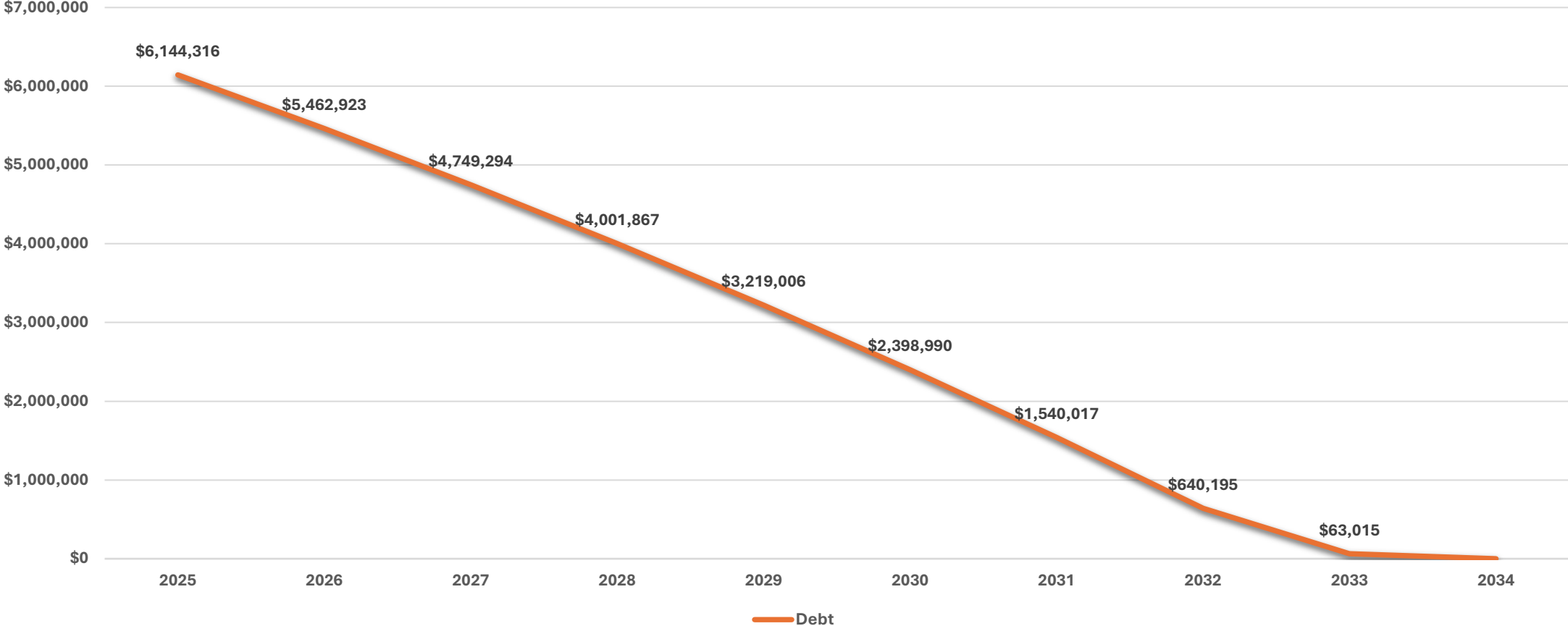
## Debt and Debt Limit



The Town has borrowed money to complete capital projects in the past (items listed earlier). This debt peaked about five years ago.

The Town has not incurred any new debt since 2019. Council has worked diligently in recent years to complete significant capital projects without burdening the residents with additional debt. The following graph shows the trend of this debt, relative to the Town's debt limit.

# CHART 12: TOWN OF RAYMOND: FUTURE DEBT BALANCE



If Council avoids new debt and continues to pay down debt at current rates, the Town’s debt amounts are expected to continue as shown by the chart above.