

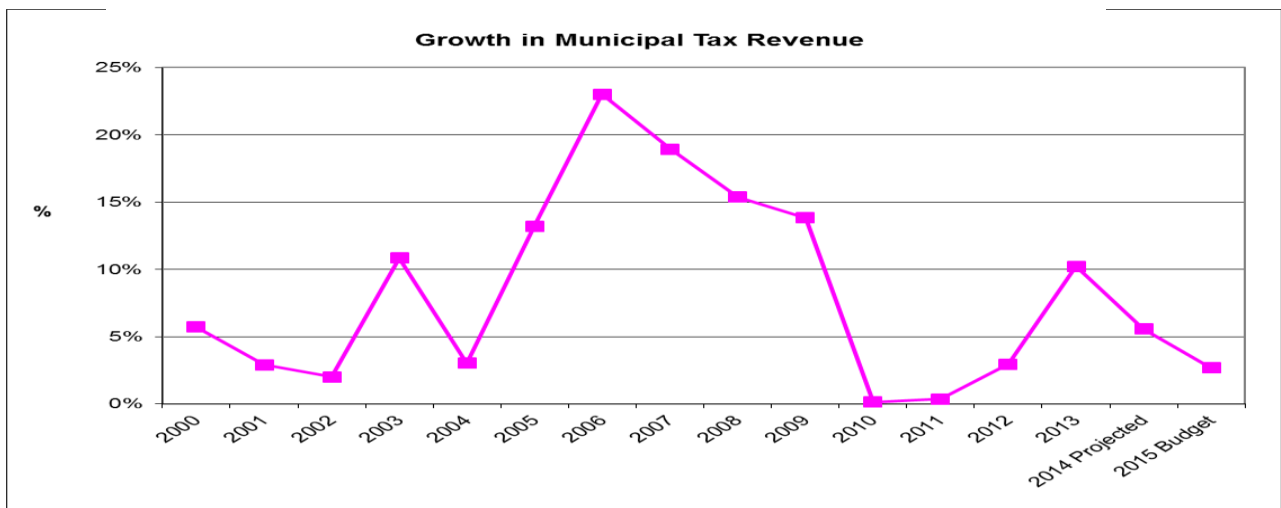
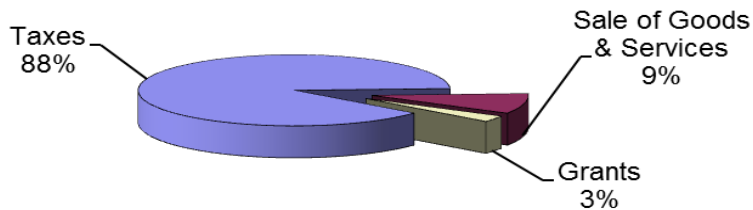
Appendix 2

Revenue

Property Taxes

The primary source of revenue for the County is municipal property taxes. Revenue growth was slow in 2010 and 2011 with 2012 rebounding slightly. However, in 2013 there was a spike in real growth with real growth just under 5%. In 2014 growth moderated and in 2015 it moderated further. The County's assessment base had a 2.04% increase due to new assessment compared to 2.68% in 2014. The increased assessment is primarily driven by new oil and gas pipelines and wells. Property taxes are 88% of the total revenue, or \$41.7 million. The tax revenue is based on actual property assessments for 2015 (see the assessment section below for further details). Of the \$41.7 million \$29.0 million is retained by the County. \$11.5 million is budgeted to be sent to the Provincial government to provide educational services. This is a 3% increase from 2014. The rest is sent to regional agencies that provide services to both the County and the urban municipalities within the County boundaries.

Municipal Operating Revenue

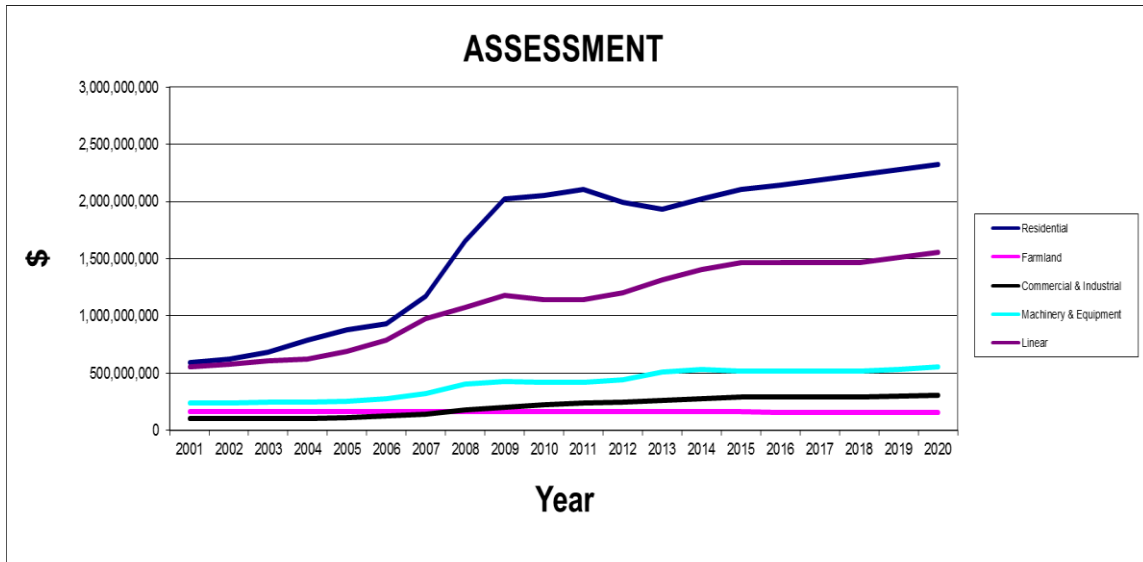




**Mountain View
C O U N T Y**

Revenues

2015 Budget



Assessment Increase for 2013 - Actual

	Growth	Market	Total
Residential	2.07%	-5.10%	-3.03%
Farmland	-0.08%	0.00%	-0.08%
Commercial	4.90%	1.72%	6.62%
M&E	15.56%	0.85%	16.41%
Linear	6.80%	2.96%	9.76%
Combined	5.03%	-1.44%	3.59%
Non-Residential	8.60%	2.31%	10.91%





Mountain View
C O U N T Y

Revenues

2015 Budget

Assessment Increase for 2014 - Projected

	Growth	Market	Total
Residential	1.82%	2.70%	4.52%
Farmland	0.00%	0.00%	0.00%
Commercial	5.09%	1.67%	6.76%
M&E	1.82%	2.75%	4.57%
Linear	4.14%	2.79%	6.93%
Combined	2.68%	2.57%	5.25%
Non-Residential	3.69%	2.64%	6.33%

Assessment Increase for 2015 - Budget

	Growth	Market	Total
Residential	2.67%	1.41%	4.08%
Farmland	-0.11%	0.00%	-0.11%
Commercial	3.50%	1.71%	5.21%
M&E	-1.58%	-1.18%	-2.76%
Linear	2.46%	1.46%	3.92%
Combined	2.04%	1.08%	3.12%
Non-Residential	1.62%	0.85%	2.47%





Mountain View
C O U N T Y

Revenues

2015 Budget

2015 Assessment

	<u>2014 Assessment</u>	<u>2015 Growth</u>	<u>2015 Market</u>	<u>2015</u>
Residential	2,010,194,032	53,672,181	28,428,000	2,092,294,213
Farmland	158,306,719	(166,354)	-	158,140,365
Commercial	274,131,346	9,594,597	4,684,000	288,409,943
M&E	531,684,369	(8,400,613)	(6,254,000)	517,029,756
Linear	1,401,261,475	34,471,032	20,411,000	1,456,143,507
Total	<u>4,375,577,941</u>	<u>89,170,843</u>	<u>47,270,000</u>	<u>4,512,018,784</u>

2015 Municipal Tax Revenue Growth

	<u>2015 Growth</u>	<u>2015 Market</u>	<u>Total</u>
Residential	143,841	160,000	303,841
Farmland	(1,281)	24,000	22,719
Commercial	92,876	80,000	172,876
M&E	(81,318)	2,000	(79,318)
Linear	333,680	372,000	705,680
Total	<u>487,798</u>	<u>637,000</u>	<u>1,125,798</u>





Revenues

2015 Budget

The tax bill received by County rate payers is split into three main components: municipal taxes, education taxes and other requisitions. Municipal taxes are available to the County to pay for County services, education taxes are forwarded to the Alberta provincial government and other requisitions are sent to other agencies to support senior's housing, and solid waste management services. Other requisitions are a minor part of the overall tax bill. In 2015, after a number of years where there was little change in the Waste Commission's requisition it increased from \$172,000 to \$465,000. Although this is a large percentage increase for this requisition the impact to the overall amount of taxes collected is relatively small. Education taxes represent approximately 28% of the overall tax bill. The Province determines how much each municipality needs to collect on their behalf. Since its one tax bill, changes in the amount the Province requires can impact municipalities. Although there was only a small impact from education taxes in 2015, with changes to how each municipality's share of the tax is determined that were introduced by the Province in 2013, there is the potential for the County's share of education taxes to be more volatile in future years. This is expected to be especially true in years where residential market prices are falling in urban centres

In 2015 the market value increased 1.4% for residential properties and the municipal tax rate has been decreased by an offsetting amount and then the tax rate increased by 1%. This means the average County tax payer will pay 1% more in taxes compared with 2014.

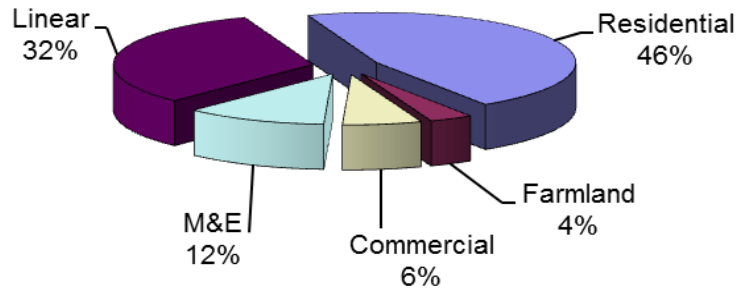
Non-residential market values increased by 0.85% in 2015. The County has reduced the Non-residential tax rate to offset the increased values and then increased the tax rate by 2.5% to increase the amount the average tax pay will pay by 2.5%.



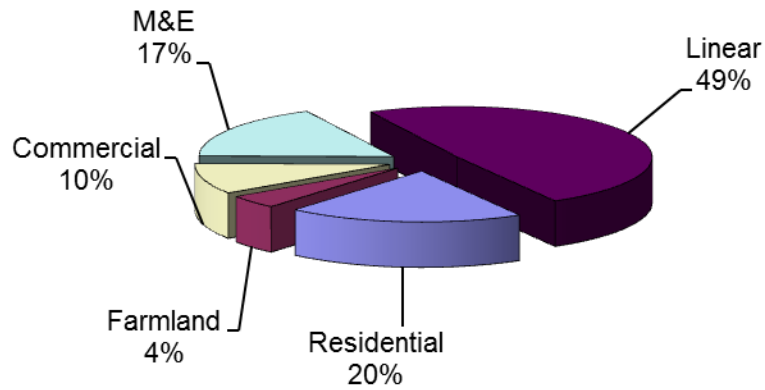


Mountain View
C O U N T Y

2015 Assessment Breakdown



Tax Revenue by Assessment Category





**Mountain View
C O U N T Y**

Revenues

2015 Budget

**MOUNTAIN VIEW COUNTY
2015 BUDGET
GRANTS**

VARIANCE CALCULATION: 2015 budget compared to 2014 budget.

	2013 ACTUAL \$	2014 PROJECTED \$	2014 BUDGET \$	2015 BUDGET \$	VARIANCE \$	%
OPERATING GRANTS:						
Federal						
DFO Grant	-	-	-	-	-	-
Federal Gas Tax Fund	-	-	-	-	-	-
Provincial						
Municipal Sustainability Initiative - Operating (MSI)	314,289	175,099	157,500	165,700	8,200	5
Municipal Infrastructure	-	-	-	-	-	-
Basic Municipal Transportation Grant	520,723	520,723	520,700	520,700	-	-
Family & Community Services Grant (FCSS)	285,820	285,820	285,820	285,820	-	-
Agricultural Services Board Grant	218,359	235,026	200,000	210,000	10,000	5
Rural Alberta Development Fund (RADF)	-	-	-	-	-	-
Municipal Sponsorship Grant (Discontinued 2011)	-	-	-	-	-	-
Regional Collaboration Program	-	176,459	-	105,000	105,000	-
Summer Temporary Employment Program (STEP)	-	-	-	-	-	-
ACA Grant	10,200	31,300	12,000	20,000	8,000	67
Emergency Training	-	-	-	-	-	-
Cremona Fire Disbursement	140,596	-	-	-	-	-
WCB	-	-	-	-	-	-
Alberta Disaster Recovery	565,858	-	-	-	-	-
Strategic Transportation Infrastructure Program	-	-	-	-	-	-
Crown Lease	193	71,740	-	-	-	-
Total Operating Grants	2,056,038	1,496,167	1,176,020	1,307,220	131,200	11
CAPITAL GRANTS:						
Federal						
Federal Gas Tax Fund - Capital	1,707,540	-	-	-	-	-
Building Canada - Communities Component	-	-	-	-	-	0
Recreation Infrastructure Canada (RinC)	-	-	-	-	-	-
Provincial						
Municipal Sustainability Initiative - Capital (MSI)	6,788,758	7,643,819	8,810,000	1,355,000	(7,455,000)	(85)
Municipal Infrastructure - Capital (AMIP)	-	-	-	-	-	-
Strategic Transportation Infrastructure Program	541,040	-	900,000	-	(900,000)	(100)
Flood Recovery Grant	-	-	-	-	-	-
Recovery from 3rd Parties	181,327	-	-	-	-	-
Total Capital Grants	9,218,664	7,643,819	9,710,000	1,355,000	(8,355,000)	(86)
TOTAL GRANTS	11,274,703	9,139,986	10,886,020	2,662,220	(8,223,800)	(76)



Mountain View
C O U N T Y

Revenues

2015 Budget

**MOUNTAIN VIEW COUNTY
TAX RATE COMPARISON**

	2012	2013	2014	2015	% Change
Municipal					
Residential	2.35	2.63	2.68	2.72	1.5
Farmland	7.35	7.44	7.70	7.85	1.9
Commercial/Industrial	9.73	9.76	9.68	9.80	1.2
Machinery & Equipment	9.73	9.76	9.68	9.80	1.2
Linear	9.73	9.76	9.68	9.80	1.2
Alberta School Foundation Fund (A.S.F.F.):					
Residential & Farmland	2.68	2.72	2.49	2.39	(4.0)
Commercial/Industrial	3.74	3.57	3.47	3.53	1.7
Linear	3.74	3.57	3.47	3.53	1.7
Mountain View Seniors' Housing	0.07	0.08	0.15	0.13	(13.3)
Mountain View Waste Management	0.03	0.04	0.04	0.10	150.0
Total Tax Rates:					
Residential					
Municipal	2.35	2.63	2.68	2.72	1.5
A.S.F.F.	2.68	2.72	2.49	2.39	(4.0)
Mountain View Seniors' Housing	0.07	0.08	0.15	0.13	(13.3)
Mountain View Waste Management	0.03	0.04	0.04	0.10	150.0
Total Residential	<u>5.13</u>	<u>5.47</u>	<u>5.36</u>	<u>5.34</u>	(0.4)
Farmland					
Municipal	7.35	7.44	7.70	7.85	1.9
A.S.F.F.	2.68	2.72	2.49	2.39	(4.0)
Mountain View Seniors' Housing	0.07	0.08	0.15	0.13	(13.3)
Mountain View Waste Management	0.03	0.04	0.04	0.10	150.0
Total Farmland	<u>10.13</u>	<u>10.28</u>	<u>10.38</u>	<u>10.47</u>	0.9
Commercial/Industrial	13.57	13.45	13.34	13.56	1.6
Machinery & Equipment	9.83	9.88	9.87	10.03	1.6
Linear	13.57	13.45	13.34	13.56	1.6



Mountain View
C O U N T Y

Revenues

2015 Budget

**MOUNTAIN VIEW COUNTY
2015 TAX LEVY BUDGET**

	Requisition for Current Year \$	Allowances and Underlevies \$	Total \$	Total Assessed Valuation \$	Tax Rates	Tax Levy \$
MUNICIPAL:						
Residential				2,092,294,637	2.72	5,691,000
Farmland				158,140,365	7.85	1,241,000
Commercial/Industrial				288,409,645	9.80	2,826,000
Machinery & Equipment				517,030,208	9.80	5,067,000
Linear				1,456,143,795	9.80	14,270,000
EDUCATION:						
Alberta School Foundation Fund						
Residential & Farmland	5,372,250	-23,279	5,348,972	2,234,338,897	2.39	5,340,000
Non-Residential	6,183,022	-26,792	6,156,230	1,743,716,740	3.53	6,155,000
Opted Out School Boards						
Residential & Farmland	40,240	-174	40,066	16,096,104	2.39	38,000
Non-Residential	3,071	-13	3,057	836,700	3.53	3,000
Senior's Housing	634,077	-47,971	586,106	4,512,018,649	0.13	587,000
Regional Waste Management	464,080	-6,721	457,359	4,512,018,649	0.10	450,000
TOTAL LEVY						<u>41,668,000</u>





Mountain View
C O U N T Y

Revenues

2015 Budget

Tax Rate Comparisons

	2014 Excluding A.S.F.F.	2014 Including A.S.F.F.	
	Residential	Residential	Farmland
LACOMBE	2.39	4.83	7.16
ROCKY VIEW	2.47	4.93	7.97
WETASKIWIN	2.48	4.96	16.61
MOUNTAIN VIEW	2.87	5.36	10.38
FOOTHILLS	3.24	5.72	11.36
LEDUC	3.34	5.78	14.80
STURGEON	3.57	6.04	11.23
RED DEER	3.73	6.23	11.44
PARKLAND	3.75	6.23	6.31
WHEATLAND	4.33	6.86	14.28
Min	2.47	4.93	6.31
Max	4.33	6.86	16.61
Median	3.34	5.78	11.36
Ave	3.31	5.79	11.60

	2014 Excluding A.S.F.F.	2014 Including A.S.F.F.
	Commercial	Commercial
LACOMBE	4.76	8.52
PARKLAND	7.18	10.52
ROCKY VIEW	7.33	10.69
FOOTHILLS	7.48	11.16
LEDUC	7.17	10.54
WHEATLAND	7.97	11.82
STURGEON	9.81	13.03
MOUNTAIN VIEW	9.87	13.34
RED DEER	10.93	14.63
WETASKIWIN	13.60	17.31
Min	7.17	10.54
Max	13.60	17.31
Median	8.89	12.43
Ave	9.27	12.82



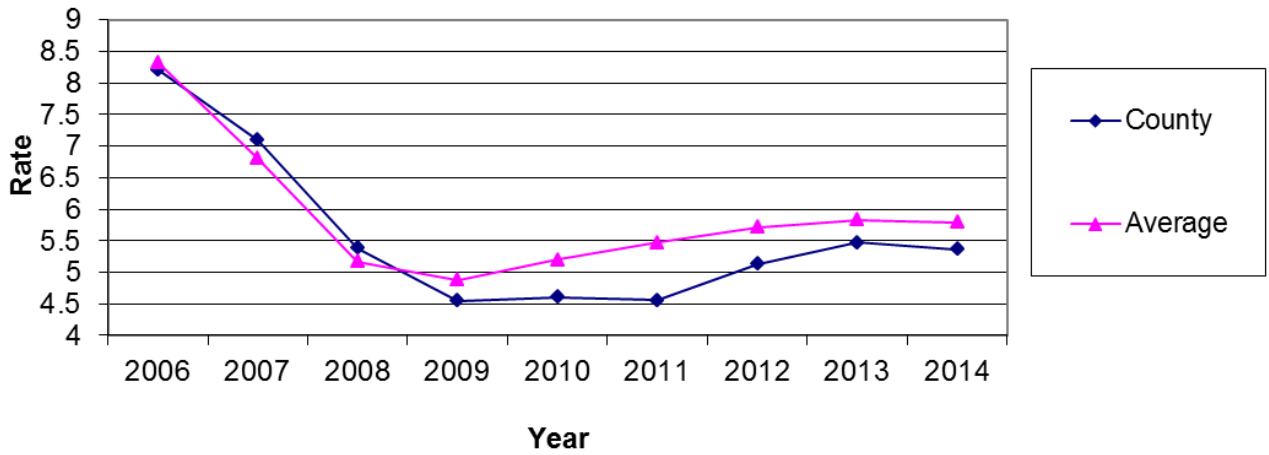


Mountain View
COUNTY

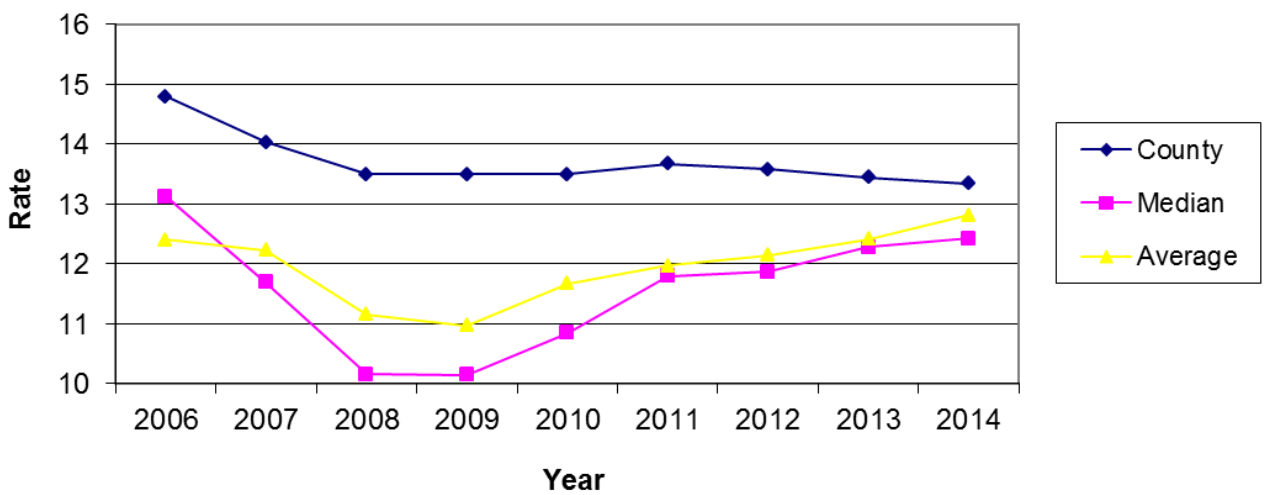
Revenues

2015 Budget

Residential Tax Rate



Commercial Tax Rate





**Mountain View
C O U N T Y**

Revenues

2015 Budget

**MOUNTAIN VIEW COUNTY
2015 BUDGET
LIVE ASSESSMENT AND MUNICIPAL TAX RATE CALCULATION**

1. LIVE ASSESSMENTS:	2014 Projected \$	2015 Budget \$	Increase (Decrease) %
Residential/Farm:			
Residential	910,255,034	949,870,024	4.35
Residential Farm	1,099,938,998	1,142,424,613	3.86
	<hr/>	<hr/>	
Total Residential	2,010,194,032	2,092,294,637	4.08
Agricultural Rated	158,306,719	158,140,365	(0.11)
Total Residential/Farm	<hr/> 2,168,500,751	<hr/> 2,250,435,001	3.78
Commercial/Industrial	274,131,346	288,409,645	5.21
Machinery & Equipment	531,684,369	517,030,208	(2.76)
Linear	1,401,261,475	1,456,143,795	3.92
	<hr/>	<hr/>	
Total Live Assessment	<u>4,375,577,941</u>	<u>4,512,018,649</u>	3.12

2. FARMLAND AND RESIDENTIAL TAX REVENUE SCHEDULE:

	2014 Projected \$	2015 Budget \$	Increase (Decrease) %
Residential:			
Municipal	5,387,320	5,691,000	5.64
ASFF	5,005,383	5,001,000	(0.09)
Seniors' Lodges	301,529	272,000	(9.79)
Regional Waste Management	80,408	209,000	159.93
	<hr/>	<hr/>	
Total Residential	10,774,640	11,173,000	3.70
Farmland:			
Municipal	1,218,962	1,241,000	1.81
ASFF	394,184	378,000	(4.11)
Seniors' Lodges	23,746	21,000	(11.56)
Regional Waste Management	6,332	16,000	152.67
	<hr/>	<hr/>	
Total Farmland	1,643,224	1,656,000	0.78
Total Residential and Farmland:	<hr/> 12,417,864	<hr/> 12,829,000	3.31





Mountain View
C O U N T Y

Revenues

2015 Budget

MOUNTAIN VIEW COUNTY
2015 BUDGET
LIVE ASSESSMENT AND MUNICIPAL TAX RATE CALCULATION
(Continued)

	2014	2015	Increase
	Projected	Budget	(Decrease)
	\$	\$	%
3. MUNICIPAL TAX REVENUE:			
Residential	5,387,320	5,691,000	5.64
Farmland	1,218,962	1,241,000	1.81
Commercial & Industrial	2,653,591	2,826,000	6.50
Machinery & Equipment	5,146,705	5,067,000	(1.55)
Linear	13,564,211	14,270,000	5.20
	<hr/>	<hr/>	
Total Municipal Tax Revenue	27,970,789	29,095,000	4.02

4. COMMENTS AND QUESTIONS:

- * Residential and Farmland cannot have different tax rates for ASFF (MGA 359.1(4))
- * Commercial & Industrial, Machinery & Equipment and Linear must have the same municipal tax rate(MGA 354(3.1))

