

Appendix 2

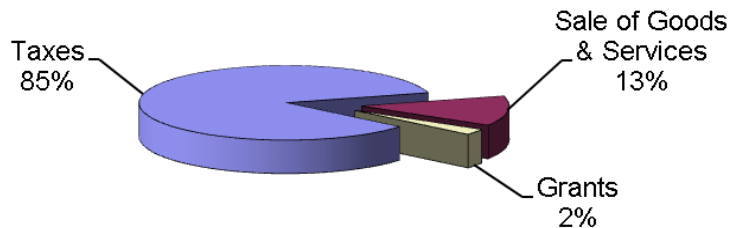
Revenue



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%. Now in 2014 growth has moderated. The County’s assessment base had a 2.68% increase due to new assessment. The increased assessment is primarily driven by new oil and gas pipelines and wells. Property taxes are 85% of the total revenue, or \$39.9 million. The tax revenue is based on actual property assessments for 2014 (see the assessment section below for further details). Of the \$39.9million \$27.8 million is retained by the County. \$11.2 million is budgeted to be sent to the Provincial government to provide educational services. This is a small decrease from 2013. 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

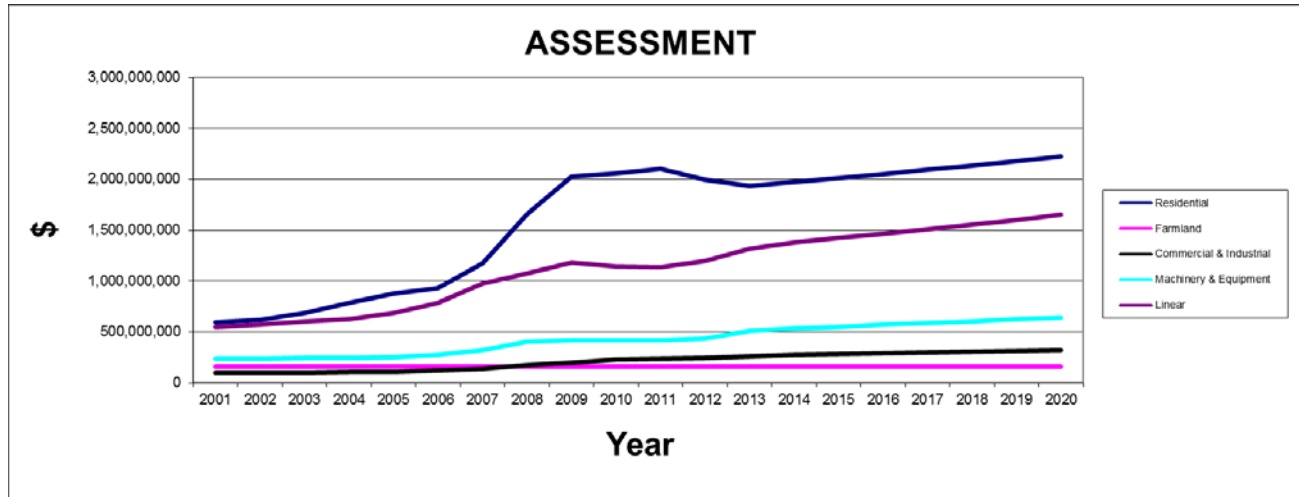




**Mountain View
COUNTY**

Revenues

2014 Budget



Assessment Increase for 2012 - Actual

	Growth	Market	Total
Residential	2.22%	-7.44%	-5.22%
Farmland	-0.08%	0.00%	-0.08%
Commercial	1.05%	0.72%	1.77%
M&E	5.13%	-0.58%	4.55%
Linear	3.18%	2.10%	5.28%
Combined	2.63%	-3.28%	-0.65%
Non-Residential	3.36%	1.29%	4.65%





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Assessment Increase for 2013 - Projected

	Growth	Market	Total
Residential	1.77%	-4.74%	-2.97%
Farmland	-0.07%	0.00%	-0.07%
Commercial	4.60%	2.40%	7.00%
M&E	15.60%	0.82%	16.42%
Linear	6.80%	2.96%	9.76%
Combined	4.87%	-1.23%	3.64%
Non-Residential	8.57%	2.39%	10.96%

Assessment Increase for 2014 - Budget

	Growth	Market	Total
Residential	1.82%	2.83%	4.65%
Farmland	-0.02%	0.00%	-0.02%
Commercial	5.09%	1.73%	6.82%
M&E	1.82%	-0.49%	1.33%
Linear	4.14%	2.80%	6.94%
Combined	2.68%	2.24%	4.92%
Non-Residential	3.69%	1.86%	5.55%





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	2014 Assessment			
	<u>2013 Assessment</u>	<u>2014 Growth</u>	<u>2014 Market</u>	<u>2014</u>
Residential	1,923,280,643	35,003,708	54,355,601	2,012,639,951
Farmland	158,314,550	(39,064)	-	158,275,486
Commercial	256,771,770	13,069,683	4,444,675	274,286,128
M&E	508,442,473	9,253,653	(2,485,544)	515,210,582
Linear	1,310,437,159	54,252,098	36,639,639	1,401,328,896
Total	<u>4,157,246,594</u>	<u>111,540,078</u>	<u>92,954,371</u>	<u>4,361,741,043</u>

	<u>2014 Growth</u>	<u>2014 Market</u>	<u>Total</u>
Residential	92,060	142,955	235,015
Farmland	(291)	25,324	25,033
Commercial	127,560	(14,220)	113,340
M&E	90,316	(132,453)	(42,137)
Linear	529,500	63,324	592,824
Total	<u>839,145</u>	<u>84,930</u>	<u>924,075</u>





Revenues

2014 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 2014, after a number of years where there was little change in the Senior's Housing requisition it increased from \$329,000 to \$654,000. 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. This is down from 30% in 2013. 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 2014, 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

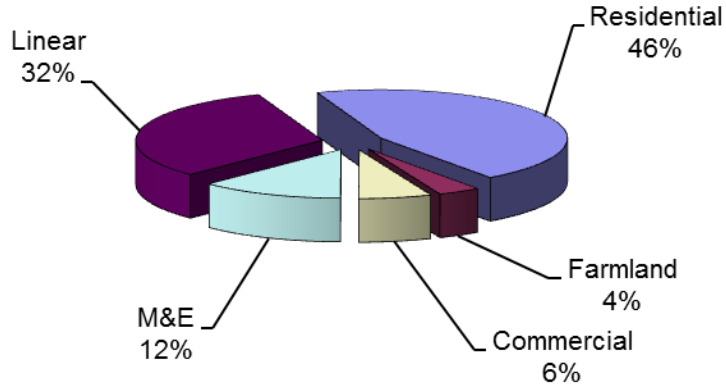
In 2014 the market value increased 2.8% for residential properties and the municipal tax rate has been decreased by an offsetting amount and then the tax rate increased by 1%. This means the average County tax payer will pay 1% more in taxes compared with 2013. Although the average total tax bill is expected to increase by 1% from 2013 the split between municipal revenue and requisitions will change with an additional 1.4% (or roughly \$500,000) of the total tax bill available for municipal purposes.

Linear market values increased by 2.8% in 2014. The County has reduced the Non-residential tax rate to offset the increased Linear values and then increased the tax rate by 1% to increase the amount the average tax payer will pay by 1%. The 1% average increase has been applied to all assessment categories.

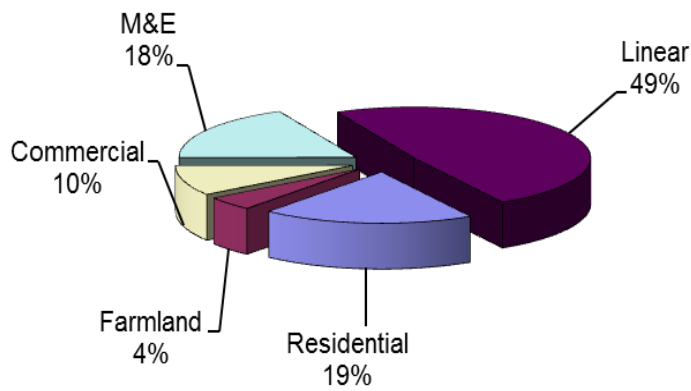


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2014 Assessment Breakdown



Tax Revenue by Assessment Category





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**MOUNTAIN VIEW COUNTY
2014 BUDGET
GRANTS**

VARIANCE CALCULATION: 2014 budget compared to 2013 budget.

	2012 ACTUAL \$	2013 PROJECTED \$	2013 BUDGET \$	2014 BUDGET \$	VARIANCE \$	%
OPERATING GRANTS:						
Federal						
DFO Grant	-	-	-	-	-	-
Federal Gas Tax Fund	-	-	-	-	-	-
Provincial						
Municipal Sustainability Initiative - Operating (MSI)	316,728	314,289	315,000	157,500	(157,500)	(50)
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	218,359	200,000	200,000	-	-
Rural Alberta Development Fund (RADF)	-	-	-	-	-	-
Municipal Sponsorship Grant (Discontinued 2011)	-	-	-	-	-	-
Regional Collaboration Program	-	565,858	-	-	-	-
Summer Temporary Employment Program (STEP)	3,203	-	5,000	-	(5,000)	(100)
ACA Grant	18,842	10,200	20,000	12,000	(8,000)	(40)
Emergency Training	-	-	15,000	-	(15,000)	(100)
Cremona Fire Disbursement	-	140,596	-	-	-	-
WCB	-	-	-	-	-	-
Municipal Cooperation Grant (MAP)	36,844	-	-	-	-	-
Strategic Transportation Infrastructure Program	-	-	-	-	-	-
Crown Lease	-	193	-	-	-	-
Total Operating Grants	1,400,519	2,056,039	1,361,520	1,176,020	(185,500)	(14)
CAPITAL GRANTS:						
Federal						
Federal Gas Tax Fund - Capital	860,899	1,707,540	700,500	-	(700,500)	(100)
Building Canada - Communities Component	-	-	-	-	-	0
Recreation Infrastructure Canada (RinC)	-	-	-	-	-	-
Provincial						
Municipal Sustainability Initiative - Capital (MSI)	707,891	6,788,758	9,360,000	8,810,000	(550,000)	(6)
Municipal Infrastructure - Capital (AMIP)	-	-	-	-	-	-
Strategic Transportation Infrastructure Program	939,940	541,040	1,450,000	-	(1,450,000)	(100)
Flood Recovery Grant	-	-	-	900,000	900,000	-
Recovery from 3rd Parties	1,188,433	181,327	-	-	-	-
Total Capital Grants	3,697,163	9,218,664	11,510,500	9,710,000	(2,700,500)	(23)
TOTAL GRANTS	5,097,682	11,274,703	12,872,020	10,886,020	(2,886,000)	(22)



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**MOUNTAIN VIEW COUNTY
TAX RATE COMPARISON**

	2011	2012	2013	2014	% Change
Municipal					
Residential	2.18	2.35	2.63	2.68	1.9
Farmland	7.35	7.35	7.44	7.70	3.5
Commercial/Industrial	9.85	9.73	9.76	9.68	(0.8)
Machinery & Equipment	9.85	9.73	9.76	9.68	(0.8)
Linear	9.85	9.73	9.76	9.68	(0.8)
Alberta School Foundation Fund (A.S.F.F.):					
Residential & Farmland	2.26	2.68	2.72	2.49	(8.5)
Commercial/Industrial	3.70	3.74	3.57	3.47	(2.8)
Linear	3.70	3.74	3.57	3.47	(2.8)
Mountain View Seniors' Housing	0.08	0.07	0.08	0.15	87.5
Mountain View Waste Management	0.04	0.03	0.04	0.04	0.0
Total Tax Rates:					
Residential					
Municipal	2.18	2.35	2.63	2.68	1.9
A.S.F.F.	2.26	2.68	2.72	2.49	(8.5)
Mountain View Seniors' Housing	0.08	0.07	0.08	0.15	87.5
Mountain View Waste Management	0.04	0.03	0.04	0.04	0.0
Total Residential	<u>4.56</u>	<u>5.13</u>	<u>5.47</u>	<u>5.36</u>	(2.0)
Farmland					
Municipal	7.35	7.35	7.44	7.70	3.5
A.S.F.F.	2.26	2.68	2.72	2.49	(8.5)
Mountain View Seniors' Housing	0.08	0.07	0.08	0.15	87.5
Mountain View Waste Management	0.04	0.03	0.04	0.04	0.0
Total Farmland	<u>9.73</u>	<u>10.13</u>	<u>10.28</u>	<u>10.38</u>	1.0
Commercial/Industrial	13.67	13.57	13.45	13.34	(0.8)
Machinery & Equipment	9.97	9.83	9.88	9.87	(0.1)
Linear	13.67	13.57	13.45	13.34	(0.8)





**Mountain View
COUNTY**

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MOUNTAIN VIEW COUNTY 2014 TAX LEVY BUDGET						
	Requisition for Current Year \$	Allowances and Underlevies \$	Total \$	Total Assessed Valuation \$	Tax Rates	Tax Levy \$
MUNICIPAL:						
Residential				2,012,639,951	2.68	5,394,000
Farmland				158,275,486	7.70	1,219,000
Commercial/Industrial				274,286,128	9.68	2,655,000
Machinery & Equipment				515,210,582	9.68	4,987,000
Linear				1,401,328,896	9.68	13,565,000
EDUCATION:						
Alberta School Foundation Fund						
Residential & Farmland	5,383,178	-12,777	5,370,401	2,154,502,158	2.49	5,365,000
Non-Residential	5,836,043	-30,605	5,805,439	1,674,937,751	3.47	5,812,000
Opted Out School Boards						
Residential & Farmland	40,322	-96	40,226	16,413,279	2.49	41,000
Non-Residential	2,898	-6	2,892	677,273	3.47	2,000
Senior's Housing	645,200		645,200	4,361,741,043	0.15	654,000
Regional Waste Management	172,000		172,000	4,361,741,043	0.04	173,000
EMS Services				4,361,741,043		
TOTAL LEVY						<u>39,867,000</u>





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Tax Rate Comparisons

	2013 Excluding A.S.F.F.		2013 Including A.S.F.F.	
	Residential		Residential	Farmland
LACOMBE	2.37		4.98	7.27
ROCKY VIEW	2.45		5.06	8.08
WETASKIWIN	2.45		5.12	16.09
MOUNTAIN VIEW	2.75		5.47	10.19
FOOTHILLS	3.04		5.59	10.74
LEDUC	3.32		5.84	14.15
STURGEON	3.49		6.05	10.46
RED DEER	3.59		6.16	10.99
PARKLAND	3.59		6.23	6.33
WHEATLAND	4.28		7.00	14.66
Min	2.45		5.06	6.33
Max	4.28		7.00	16.09
Median	3.32		5.84	10.74
Ave	3.22		5.83	11.30

	2013 Excluding A.S.F.F.		2013 Including A.S.F.F.	
	Commercial		Commercial	
LACOMBE	4.72		8.47	
PARKLAND	6.73		10.37	
ROCKY VIEW	7.28		10.73	
FOOTHILLS	7.25		10.90	
LEDUC	7.39		11.02	
WHEATLAND	7.53		11.17	
STURGEON	9.77		13.39	
MOUNTAIN VIEW	9.88		13.45	
RED DEER	10.69		14.33	
WETASKIWIN	13.99		14.35	
Min	7.25		10.73	
Max	13.99		14.35	
Median	8.65		12.28	
Ave	9.22		12.42	

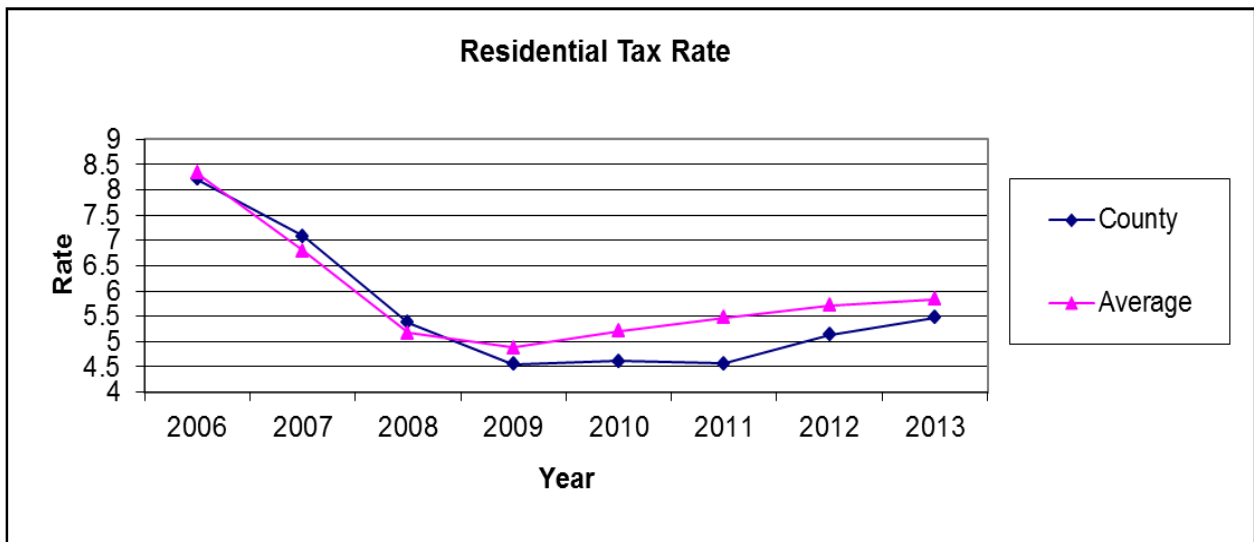
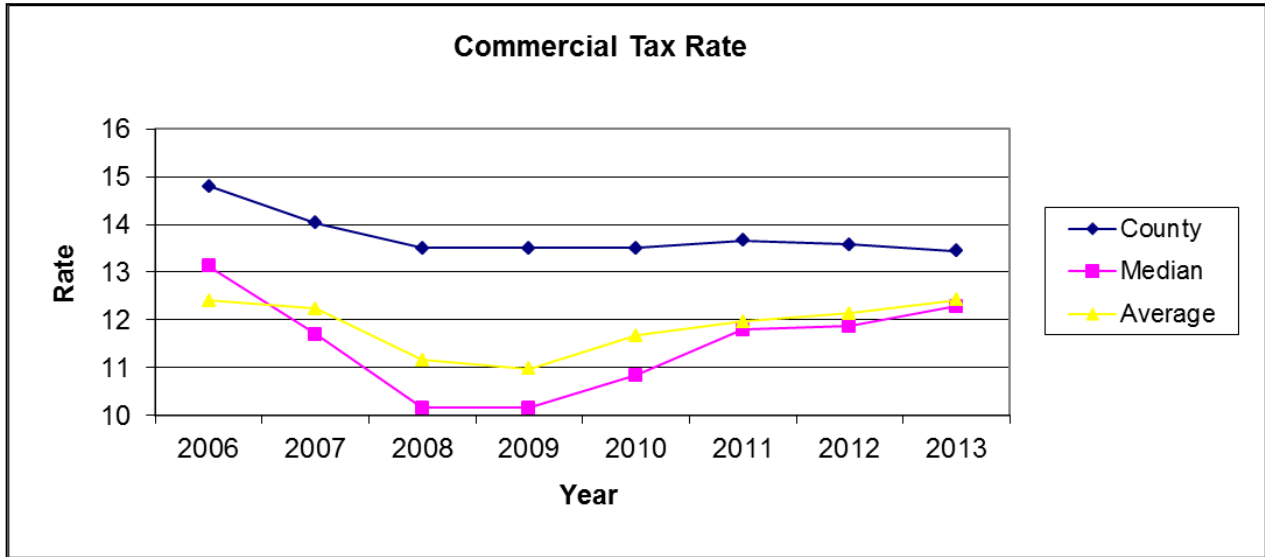




Mountain View
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**Mountain View
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**MOUNTAIN VIEW COUNTY
2014 BUDGET
LIVE ASSESSMENT AND MUNICIPAL TAX RATE CALCULATION**

1. LIVE ASSESSMENTS:	2013 Projected \$	2014 Budget \$	Increase (Decrease) %
Residential/Farm:			
Residential	884,824,784	958,711,100	8.35
Residential Farm	1,038,455,859	1,053,928,851	1.49
Total Residential	<u>1,923,280,643</u>	<u>2,012,639,951</u>	4.65
Agricultural Rated	<u>158,314,550</u>	<u>158,275,486</u>	(0.02)
Total Residential/Farm	<u>2,081,595,193</u>	<u>2,170,915,437</u>	4.29
Commercial/Industrial	256,771,770	274,286,128	6.82
Machinery & Equipment	508,442,473	515,210,582	1.33
Linear	<u>1,310,437,159</u>	<u>1,401,328,896</u>	6.94
Total Live Assessment	<u><u>4,157,246,594</u></u>	<u><u>4,361,741,043</u></u>	4.92

2. FARMLAND AND RESIDENTIAL TAX REVENUE SCHEDULE:

	2013 Projected \$	2014 Budget \$	Increase (Decrease) %
Residential:			
Municipal	5,058,228	5,293,000	4.64
ASFF	5,231,323	5,474,000	4.64
Seniors' Lodges	153,862	302,000	96.28
Regional Waste Management	76,931	81,000	5.29
Total Residential	<u>10,520,345</u>	<u>11,150,000</u>	5.99
Farmland:			
Municipal	1,177,860	1,203,000	2.13
ASFF	430,616	431,000	0.09
Seniors' Lodges	12,665	24,000	89.50
Regional Waste Management	6,333	6,000	(5.25)
Total Farmland	<u>1,627,474</u>	<u>1,664,000</u>	2.24
Total Residential and Farmland:	<u><u>12,147,819</u></u>	<u><u>12,814,000</u></u>	5.48



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**MOUNTAIN VIEW COUNTY
2014 BUDGET
LIVE ASSESSMENT AND MUNICIPAL TAX RATE CALCULATION
(Continued)**

	2013 Projected \$	2014 Budget \$	Increase (Decrease) %
3. MUNICIPAL TAX REVENUE:			
Residential	5,058,228	5,293,000	4.64
Farmland	1,177,860	1,203,000	2.13
Commercial & Industrial	2,506,092	2,619,000	4.51
Machinery & Equipment	4,962,399	4,920,000	(0.85)
Linear	<u>12,789,867</u>	<u>13,383,000</u>	4.64
Total Municipal Tax Revenue	<u>26,494,446</u>	<u>27,418,000</u>	3.49

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))

