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## 2016 Capping Summary Analysis Report using Actual Rates (Frozen)

Using Actual rates on May 25, 2016 3:37PM EST.

The following represents your data at the time of sign-off and production of your Capping CD-ROM.

### Port Hope Municipality, 1423

Port Hope Municipality

Capping Report	Frequency Distribution Report	Upper Tier Banking Report		
		Multi-residential	Commercial	Industrial
<b>Capping Parameters</b>				
Annualized Tax Limit		10.00%	10.00%	10.00%
Prior Year CVA Tax Limit		5.00%	5.00%	5.00%
CVA Tax Threshold - Increases		\$250	\$250	\$250
CVA Tax Threshold - Decreases		\$250	\$250	\$250
Exclude Properties Previously at CVA Tax		Yes	Yes	Yes
Exclude Properties that Move from Capped to Clawed Back		Yes	Yes	Yes
Exclude Properties that Move from Clawed Back to Capped		Yes	Yes	Yes
Exit capping immediately		Not Eligible	Not Eligible	Not Eligible
Capping phase-out		No	Not Eligible	Not Eligible
<b>Capping Clawback and Retained Percentages</b>				
Clawback Percentage		72.5658%	47.3960%	48.5152%
Retained Percentage		27.4342%	52.6040%	51.4848%
Total		100.0000%	100.0000%	100.0000%
<b>Total Tax Adjustment</b>				
Capped Properties		\$0	-\$4,194	-\$4,167
Clawback Properties		\$0	\$4,610	\$10,506
Net Class Impact/Shortfall		\$0	\$417	\$6,339

Note: The Net Class Impact does not include all lower tiers.

		<input type="button" value="Expand &gt;&gt;"/>								
Category	Properties	2015 Annualized Taxes	2016 CVA Taxes Without Adjustments	2016 CVA Taxes Before Levy Change	2016 Capping Adjustment	2016 Overall Levy Change Adjustment	Threshold or Phase-Out Adj	Revised 2016 Tax	Tax Adjustment for 2016 \$ Amount	% of CVA Taxes
<b>Multi-residential</b>										
<b>At CVA Tax due to Exclude Options:</b>										
<a href="#">Excluded, Previously CVA Tax</a>	32	1,563,584	1,612,468	1,564,900	0	0	0	1,612,468	0	0.00%

**Commercial**

<u>Capped/Protected by Annualized Tax Limit</u>	1	6,869	9,285	9,110	687	144	0	7,700	-1,584	-17.06%
<u>Capped/Protected by CVA Tax Limit</u>	1	1,466	4,294	4,214	187	32	0	1,685	-2,610	-60.77%
<u>Tax Above CVA Tax due to Clawback</u>	6	523,047	523,320	513,502	-5,021	9,905	0	527,931	4,610	0.88%
<u>Total Subject to Capping</u>	8	531,381	536,899	526,826	-4,147	10,081	0	537,316	417	0.08%
<u>New Construction/Class, 100% Min Tax Level</u>	2	0	6,730	6,604	0	0	0	6,730	0	0.00%
<b>At CVA Tax due to Exclude Options:</b>										
<u>Excluded, Previously CVA Tax</u>	302	5,089,925	5,271,438	5,172,534	0	0	0	5,271,438	0	0.00%
<u>Excluded from Cap &amp; New Construction/Class</u>	1	0	7,536	7,395	0	0	0	7,536	0	0.00%
<u>Total Excluded</u>	303	5,089,925	5,278,974	5,179,929	0	0	0	5,278,974	0	0.00%
<u>Class Total</u>	313	5,621,307	5,822,603	5,713,359	-4,147	10,081	0	5,823,020	417	0.01%

**Industrial**

<u>Capped/Protected by Annualized Tax Limit</u>	3	17,142	23,450	22,931	1,714	427	0	19,283	-4,167	-17.77%
<u>Tax Above CVA Tax due to Clawback</u>	4	479,152	468,342	457,976	-10,902	10,598	0	478,848	10,506	2.24%
<u>Total Subject to Capping</u>	7	496,294	491,792	480,907	-9,188	11,025	0	498,131	6,339	1.29%
<u>New Construction/Class, 100% Min Tax Level</u>	1	0	1,464	1,431	0	0	0	1,464	0	0.00%
<b>At CVA Tax due to Exclude Options:</b>										
<u>Excluded, Threshold Decreasers</u>	1	155,604	158,651	155,140	-239	3,517	-231	158,651	0	0.00%
<u>Excluded, Previously CVA Tax</u>	37	1,651,520	1,748,507	1,709,807	0	0	0	1,748,507	0	0.00%
<u>Total Excluded</u>	38	1,807,124	1,907,158	1,864,947	-239	3,517	-231	1,907,158	0	0.00%
<u>Class Total</u>	46	2,303,418	2,400,414	2,347,285	-9,427	14,542	-231	2,406,753	6,339	0.26%

**Total All Classes**

<u>Capped/Protected by Annualized Tax Limit</u>	4	24,011	32,735	32,041	2,401	571	0	26,983	-5,751	-17.57%
<u>Capped/Protected by CVA Tax Limit</u>	1	1,466	4,294	4,214	187	32	0	1,685	-2,610	-60.77%
<u>Tax Above CVA Tax due to Clawback</u>	10	1,002,198	991,662	971,478	-15,923	20,504	0	1,006,779	15,116	1.52%
<u>Total Subject to Capping</u>	15	1,027,675	1,028,691	1,007,733	-13,335	21,106	0	1,035,447	6,755	0.66%
<u>New Construction/Class, 100% Min Tax Level</u>	3	0	8,194	8,035	0	0	0	8,194	0	0.00%
<b>At CVA Tax due to Exclude Options:</b>										
<u>Excluded, Threshold Decreasers</u>	1	155,604	158,651	155,140	-239	3,517	-231	158,651	0	0.00%
<u>Excluded, Previously CVA Tax</u>	371	8,305,030	8,632,413	8,447,241	0	0	0	8,632,413	0	0.00%
	1	0	7,536	7,395	0	0	0	7,536	0	0.00%

Excluded from Cap & New Construction/Class										
<b>Total Excluded</b>	373	8,460,634	8,798,600	8,609,775	-239	3,517	-231	8,798,600	0	0.00%
<b>Grand Total</b>	391	9,488,309	9,835,485	9,625,544	-13,574	24,623	-231	9,842,240	6,755	0.07%

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