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## 2015 Capping Summary Analysis Report using Actual Rates (Frozen)

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
<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 - Increasers	\$250	\$250	\$250	
CVA Tax Threshold - Decreasers	\$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	
<b>Capping Clawback and Retained Percentages</b>				
Clawback Percentage	79.3792%	31.0735%	95.3384%	
Retained Percentage	20.6208%	68.9265%	4.6616%	
Total	100.0000%	100.0000%	100.0000%	
<b>Total Tax Adjustment</b>				
Capped Properties	\$0	-\$4,204	-\$5,746	
Clawback Properties	\$0	\$4,404	\$17,348	
Net Class Impact/Shortfall	\$0	\$200	\$11,602	

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

		<input type="button" value="Expand &gt;&gt;"/>									
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Category	Properties	2014 Annualized Taxes	2015 CVA Taxes Without Adjustments	2015 CVA Taxes Before Levy Change	2015 Capping Adjustment	2015 Overall Levy Change Adjustment	Threshold Adjustment	Revised 2015 Tax	Tax Adjustment for 2015 \$ Amount	% of CVA Taxes	
<b>Multi-residential</b>											
<b>At CVA Tax due to Exclude Options:</b>											
Excluded, Previously CVA Tax	33	1,566,987	1,597,888	1,578,794	0	0	0	1,597,888	0	0.00%	
<b>Commercial</b>											
Capped/Protected by Annualized Tax Limit	1	6,197	8,789	8,723	620	52	0	6,869	-1,920	-21.85%	
Capped/Protected by CVA Tax Limit	1	1,290	3,749	3,721	165	11	0	1,466	-2,284	-60.91%	
Tax Above CVA Tax due to Clawback	6	529,070	518,923	515,005	-9,695	3,951	0	523,327	4,404	0.85%	
Total Subject to Capping	8	536,557	531,461	527,448	-8,910	4,014	0	531,661	200	0.04%	
	1	0	3,544	3,517	0	0	0	3,544	0	0.00%	

New Construction/Class, 100% Min Tax Level											
<b>At CVA Tax due to Exclude Options:</b>											
Excluded, Threshold Decreasers	3	112,247	111,361	110,520	-1,191	845	-541	111,361	0	0.00%	
Excluded, Protection Below Limits	1	155,087	165,720	164,469	9,382	1,251	0	165,720	0	0.00%	
Excluded, Previously CVA Tax	303	4,720,018	4,847,095	4,810,500	0	0	0	4,847,095	0	0.00%	
<b>Total Excluded</b>	<b>307</b>	<b>4,987,352</b>	<b>5,124,176</b>	<b>5,085,488</b>	<b>8,191</b>	<b>2,096</b>	<b>-541</b>	<b>5,124,176</b>	<b>0</b>	<b>0.00%</b>	
<b>Class Total</b>	<b>316</b>	<b>5,523,909</b>	<b>5,659,181</b>	<b>5,616,454</b>	<b>-719</b>	<b>6,110</b>	<b>-541</b>	<b>5,659,381</b>	<b>200</b>	<b>0.00%</b>	
<b>Industrial</b>											
Capped/Protected by Annualized Tax Limit	2	14,770	21,472	21,280	1,477	147	0	16,394	-5,078	-23.65%	
Capped/Protected by CVA Tax Limit	1	670	1,416	1,403	71	7	0	748	-668	-47.16%	
Tax Above CVA Tax due to Clawback	5	629,920	617,408	611,887	-841	5,677	0	634,756	17,348	2.81%	
<b>Total Subject to Capping</b>	<b>8</b>	<b>645,360</b>	<b>640,296</b>	<b>634,570</b>	<b>708</b>	<b>5,830</b>	<b>0</b>	<b>651,898</b>	<b>11,602</b>	<b>1.81%</b>	
<b>At CVA Tax due to Exclude Options:</b>											
Excluded, Previously CVA Tax	36	1,577,966	1,652,131	1,637,356	0	0	0	1,652,131	0	0.00%	
<b>Total Excluded</b>	<b>36</b>	<b>1,577,966</b>	<b>1,652,131</b>	<b>1,637,356</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,652,131</b>	<b>0</b>	<b>0.00%</b>	
<b>Class Total</b>	<b>44</b>	<b>2,223,326</b>	<b>2,292,427</b>	<b>2,271,926</b>	<b>708</b>	<b>5,830</b>	<b>0</b>	<b>2,304,029</b>	<b>11,602</b>	<b>0.51%</b>	
<b>Total All Classes</b>											
Capped/Protected by Annualized Tax Limit	3	20,967	30,261	30,002	2,097	198	0	23,263	-6,998	-23.13%	
Capped/Protected by CVA Tax Limit	2	1,959	5,165	5,124	237	18	0	2,214	-2,951	-57.14%	
Tax Above CVA Tax due to Clawback	11	1,158,990	1,136,331	1,126,892	-10,535	9,628	0	1,158,082	21,751	1.91%	
<b>Total Subject to Capping</b>	<b>16</b>	<b>1,181,917</b>	<b>1,171,757</b>	<b>1,162,018</b>	<b>-8,202</b>	<b>9,844</b>	<b>0</b>	<b>1,183,559</b>	<b>11,802</b>	<b>1.01%</b>	
New Construction/Class, 100% Min Tax Level	1	0	3,544	3,517	0	0	0	3,544	0	0.00%	
<b>At CVA Tax due to Exclude Options:</b>											
Excluded, Threshold Decreasers	3	112,247	111,361	110,520	-1,191	845	-541	111,361	0	0.00%	
Excluded, Protection Below Limits	1	155,087	165,720	164,469	9,382	1,251	0	165,720	0	0.00%	
Excluded, Previously CVA Tax	372	7,864,971	8,097,115	8,026,650	0	0	0	8,097,115	0	0.00%	
<b>Total Excluded</b>	<b>376</b>	<b>8,132,305</b>	<b>8,374,195</b>	<b>8,301,639</b>	<b>8,191</b>	<b>2,096</b>	<b>-541</b>	<b>8,374,195</b>	<b>0</b>	<b>0.00%</b>	
<b>Grand Total</b>	<b>393</b>	<b>9,314,223</b>	<b>9,549,496</b>	<b>9,467,174</b>	<b>-11</b>	<b>11,940</b>	<b>-541</b>	<b>9,561,298</b>	<b>11,802</b>	<b>0.12%</b>	

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