



**TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2013/99**

To: Mayor Avis & Members of Council
FROM: Debbie Scofield, Deputy-Treasurer
DATE: October 8, 2013
SUBJECT: Municipal Insurance Re Property Values

BACKGROUND

The Town of Fort Frances is in its third year of a four-year term of the current insurance RFP. Attached please find the renewal proposal from BFL Canada for the period November 1, 2013 to November 1, 2014 as well as correspondence between Bruce Armstrong of Gillons' and myself in regards to the Town's property values. The quoted amount of \$201,793.08 (including PST) is a 4.34% (\$8,701.00) overall increase from the 2012/13 premium, with increases in property and general liability and a decrease in automobiles due to several trailers being dropped.

For your information, I have also attached a history of the Town's property values from 2007/08 to 2012/13. With the exception of one year, inflation rates supplied by the insurer have been applied each year as well as a substantial increase made to several of the larger Town owned buildings, as determined by the Chief Building Official, for the 2010/11 term. The Town has the option to lower the 3% inflation increase applied for the 2013/14 term or to keep the values at the same amount as 2012/2013. A savings of \$2,323.00 (including PST) would be realized if values remained the same.

Administration is seeking Council's direction in regards to property values.

RECOMMENDATION

That the Administration and Finance Executive Committee recommend to keep property values at the same level as 2012/13 for the 2013/14 term of insurance and to request an amended renewal proposal reflecting the adjusted values, from BFL Canada through Gillons' Insurance Brokers Ltd.

Council Approval of This Report Will Agree to the recommendation of the Administration & Finance Executive Committee to keep property values at the same level as 2012/13 for the 2013/14 term of insurance and to request an amended renewal proposal reflecting the adjusted values, from BFL Canada through Gillons' Insurance Brokers Ltd.
--



Bruce Armstrong
<Bruce.Armstrong@gillons.on.ca>

10/01/2013 02:43 PM

To "dscofield@fort-frances.com" <dscofield@fort-frances.com>

cc Carrie Shouldice <Carrie.Shouldice@gillons.on.ca>

bcc

Subject FW: Town of Fort Frances - 2013 Renewal Proposal

Hi Debbie,

Thank you for your patience in this matter. Attached is the Renewal Proposal for the Town of Fort Frances Nov. Insurance policy. We just received it within the past ½ hour or so. The bottom line is a 4% total increase including inflation. The proposed renewal premium for the Nov.1st 2012/2013 policy term is \$189,155.00, this premium also incorporates all changes made over the past yr.

Bruce Armstrong C.A.I.B
Account Executive
Gillons' Insurance Brokers Ltd.
Phone 807-274-8595 ext.230
Toll Free 1-800-465-7797
bruce.armstrong@gillons.on.ca
www.gillons.on.ca

From: Mahsa Hosseinnejad [mailto:mhosseinnejad@bflcanada.ca]
Sent: Tuesday, October 01, 2013 1:52 PM
To: Bruce Armstrong; Carrie Shouldice
Cc: Mike Johns
Subject: FW: Town of Fort Frances - 2013 Renewal Proposal

Please see attached.

I had to create a zip file for the proposal as the size was too big when I first tried to send it to you.

Regards,

Mahsa Hosseinnejad, BA, RIBO, CAIB
Client Service Manager



BFL CANADA Risk and Insurance Services Inc.
181 University Avenue, Suite 1605, Toronto, Ontario M5H 3M7
Direct Line: 416-915-3449 | Email: mhosseinnejad@BFLCANADA.ca
Toll Free: 1-800-668-5901 ext. 3449 | Fax: 416-599-5458

From: Mahsa Hosseinnejad
Sent: Tuesday, October 01, 2013 2:31 PM
To: Bruce Armstrong (Bruce.Armstrong@gillons.on.ca); Carrie Shouldice (Carrie.Shouldice@gillons.on.ca)
Cc: Mike Johns
Subject: Town of Fort Frances - 2013 Renewal Proposal

Hi Bruce,

As promised, please find attached the 2013 Renewal Proposal for the Town of Fort Frances' November 1, 2013 Municipal Insurance Program renewal.

Please review and let us know if you have any questions.

I have attached the most recent Loss Run, 2013 Property and Vehicle schedules for your reference.

To assist you in your meeting with our client, I have provided some information relating to the increase in Municipal insurance premiums that we are seeing and will be seeing going forward due to the increase in the claims settlement payments for Third Party Liability.

Municipalities are paying significantly more for liability claims than ever before. I am enclosing information on two recent court decisions that are now having a negative impact on all Ontario municipalities through increased insurance premiums.

Deering Sisters v. Scugog (Deering Sisters.pdf)

In August of 2004 the Deering sisters sustained catastrophic spinal injuries resulting from a motor vehicle accident. The driver of the car took evasive action when it appeared an oncoming car had veered into her lane. She unfortunately lost control of the vehicle, causing the vehicle to roll and hit a rock culvert. In the end the Court found the municipality to be 75% liable. The case was referred to the Supreme Court of Canada but it was not heard. The lawsuit was finalized in late 2012 with the plaintiffs seeking damages of approximately \$30,000,000.

Fordham v. Municipality of Dutton-Dunwich (PmLaw and Fordham.pdf)

In January of 2007 a young man with a G2 license was driving on a country road with a passenger. Neither was wearing their seatbelt and both were drinking while travelling in the car. The driver ran a marked and clearly visible stop sign while traveling at a rate of 80/kph. As a result, the driver lost control of the car, crashed and suffered an unfortunate brain injury. In the end the Court found the municipality to be 50% liable. – Please refer to the attached document or alternatively you can open their link at <http://www.pmlaw.com/?p=749>. The court decision is currently under appeal. If not successful the potential cost to the municipality is estimated at \$5,500,000.

To assist municipalities, since 2009 the Association for Municipalities in Ontario (AMO) has been actively looking to the Province to reform joint and several liability however to date there has been no amendments.

I trust you will find the information provided to be of value. You may wish to discuss the cases discussed above with Council so that they will be better informed as to what the courts are awarding.

We trust everything to be in order. Please do not hesitate to contact me if you have any questions.

Awaiting binding instructions.

Regards,

Mahsa Hosseinejad, BA, RIBO, CAIB

Client Service Manager



BFL CANADA Risk and Insurance Services Inc.

181 University Avenue, Suite 1605, Toronto, Ontario M5H 3M7

Direct Line: 416-915-3449 | Email: mhosseinejad@BFLCANADA.ca



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181 University Avenue, Suite 1605
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Tel.: 416-599-5530
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1-866-688-9888
Fax: 416-599-5458

Memorandum

DATE: October 1, 2013
TO: Bruce Armstrong @ Gillons Insurance Brokers
FROM: Mahsa Hosseinnejad
SUBJECT: Town of Fort Frances - 2013 Renewal Proposal

Dear Bruce,

We are pleased to enclose our 2013 Renewal Proposal with respect to the Town of Fort Frances' upcoming November 1, 2013 renewal.

INSURANCE COMPANIES

In order to secure the most competitive terms for the Town of Fort Frances, we approached 3 different insurance companies and asked them to provide a quotation for your Municipal General Liability, Public Officials Errors & Omissions and Non-Owned Automobile coverage. We are presenting the quote from AIG Insurance Company of Canada (your current Property and Automobile underwriter) as they delivered the most competitive price. There is no change in limits, coverage or deductibles.

All other insurance companies for all other policies remain the same.

As we are changing underwriters for the Public Officials Errors and Omissions (claims made) coverage, please ask the Town to survey their employees and report any known claims or incidents that could result in a future claim on or before January 1, 2014 to keep in line with the policy's 60 Day reporting period.

The overall renewal premium has increased from \$181,286 to \$189,155, which is an overall increase of approximately 4%.

The enclosed Renewal Proposal details the changes that account for the increase in the 2013 renewal premium. Please refer to page. 8.

With respect to the Municipal General Liability coverage the increase in premium is due to the overall market conditions with respect to Municipal risks as well as the two open Liability claims dated February 5, 2013 and February 17, 2013.

Please review and advise if you have any questions or concerns.

If there are no questions or concerns we look forward to receiving your renewal instructions to issue the policy documents and renewal invoices.

The above noted changes are outlined on page 8 of the Renewal Proposal.

Memorandum

Date: October 1, 2013

To: Bruce Armstrong @ Gillons

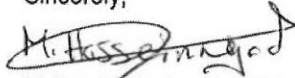
From: Mahsa Hosseinnejad

*Note: Deductible changes can be made at any time during the policy term.

Please review and advise if you have any questions or concerns.

If there are no questions or concerns we look forward to receiving your renewal instructions to issue the policy documents and renewal invoices.

Sincerely,



Mahsa Hosseinnejad, BA, RIBO, CAIB
Client Service Manager
BFL CANADA

BFL MAKES A DIFFERENCE

**Municipal Insurance Program
Renewal Proposal**

The Corporation of the Town of Fort Frances

For the period
November 1, 2013 to November 1, 2014



2. SUMMARY OF PROPOSED COVERAGES, LIMITS, DEDUCTIBLES AND PREMIUMS

SUMMARY OF COVERAGES	LIMITS AND DEDUCTIBLES	
MUNICIPAL LIABILITY	\$ 25,000,000	(no annual aggregate)
Including:		
Tenants Legal Liability		
Incidental Medical Malpractice		
Abuse/Molestation		
Third Party Deductible, including expenses	\$ 10,000	per occurrence
Sewer Back Up Deductible, including expenses	\$ 10,000	per claimant
LEGAL EXPENSE FOR STATUTE LAW	\$ 100,000	per action
	\$ 500,000	aggregate
Deductible	NIL	
WRONGFUL DISMISSAL LEGAL EXPENSE	\$ 250,000	per action
	\$ 500,000	aggregate
Deductible	\$ 10,000	per action
FOREST FIRE FIGHTING EXPENSE	\$ 500,000	per occurrence
	\$ 2,000,000	aggregate
Deductible	\$ 10,000	
MEDICAL EXPENSE	\$ 25,000	any one person
Deductible	\$ 2,500	per person
VOLUNTARY COMPENSATION	\$ 50,000	per claim
	\$ 250,000	annual aggregate
Deductible	NIL	
PUBLIC OFFICIALS (ERRORS & OMISSIONS) LIABILITY	\$ 25,000,000	each claim
Including:		
Municipal Employee Benefits Liability		
Deductible	\$ 10,000	each claim;

SUMMARY OF COVERAGES**LIMITS AND DEDUCTIBLES****S.P.F. 6 – NON-OWNED AUTOMOBILE**

\$ 25,000,000 any one accident

Deductible

NIL

SEF 94 Legal Liability for Non-Owned Vehicles

\$ 250,000 per vehicle

Deductible

\$ 1,000 per vehicle

OWNED AUTOMOBILE – Third Party Liability

\$ 25,000,000 per occurrence

All Perils Deductible

\$ 5,000 per vehicle

* Replacement Cost on all vehicles unless otherwise stated

ENVIROMENTAL IMPAIRMENT LIABILITY

\$ 5,000,000 each loss

\$ 5,000,000 aggregate

Deductible

\$ 10,000 each loss

* No Retro-Active Date

COMPREHENSIVE CRIME INSURANCE

Employee Dishonesty Form A

\$ 1,000,000

Loss of Money/Security Inside the Premises

\$ 200,000

Loss of Money/Security Outside the Premises

\$ 200,000

Money Orders & Counterfeit Paper Currency

\$ 200,000

Depositors Forgery

\$ 1,000,000

Audit Expenses

\$ 200,000

Computer Fraud

\$ 200,000

Deductible

NIL

COMBINED PHYSICAL DAMAGE BROAD FORM
LIMITS AND DEDUCTIBLES

Blanket Limit	\$	122,151,080	
Property of Every Description	\$	118,348,550	
Boiler & Machinery – Limit Per Accident	\$	50,000,000	
Valuable Papers	\$	500,000	
Extra Expense	\$	500,000	
Accounts Receivable	\$	500,000	
Gross Rentals	\$	500,000	
Media/Computers/Electronic Data Processing	\$	1,600,000	
Fine Arts	\$	50,000	
Profits	\$	100,000	
Expediting Expenses	\$	500,000	
Contamination – Ammonia, Hazardous Substance (including PCB)	\$	500,000	
Professional Fees	\$	50,000	
Pollutant Clean Up and Removal	\$	25,000	
Solar Panel Profits	\$	52,530	
Fire Suppression System Recharge	Included		(\$10,000 per item including debris removal)
Growing Plants, Trees, Shrubs or Flowers in the Open	Included		(\$5,000 per Officer/Employee)
Personal Property of Officers and Employees	Included		
Water Damage	Included		
Building Damage by Theft	Included		
Debris Removal	Included		
Increased Costs Repairs – Laws & By-Laws	Included		
Consequential Damage – Premises Power Protection	Included		
New Generation	Included		
Inflation Protection	Included		
Exhibition Form/Waterfront Sign	Included		
Deductibles	\$	10,000	per claim except
	\$	1,000	applies to Computer/EDP
	\$	1,000	applies to Fine Arts
	\$	25,000	applies to Anaerobic Digestors
	\$	5,000	applies to Pollutant Clean Up & Removal
	\$	2,500	applies to Fire Suppression System Recharge
	\$	50,000	applies to Flood
		3%	of Total Loss or \$100,000 min., whichever is greater, applies to Earthquake

MUNICIPAL OFFICIALS ACCIDENT**LIMITS AND DEDUCTIBLES**

Principal Sum \$ 250,000 applies on a 24 Hour Basis

Limits as outlined in Coverage Description

Coverage applies to 7 (Seven) Council Members and Staff Members

RENEWAL PREMIUM: 2013-2014

Annual Premium, as per preceding coverage description: \$189,155.00

Provincial Sales Tax: \$12,638.08

Total Annual Cost, including P.S.T.: \$201,793.08

NOTE: Limits of Liability are comprised of \$5,000,000 Primary with \$20,000,000 Excess. Aggregate limit of \$20,000,000 applies to Products-Completed Operations.

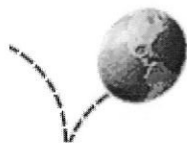
Policies supercede the summaries of insurance contained herein

PREMIUM BREAKDOWN BY LINE OF COVERAGE

NAME OF INSURED: Town of Fort Frances

POLICY PERIOD: November 1, 2013 to November 1, 2014

LINE OF COVERAGE	2012 PREMIUM	2013 PREMIUM
Municipal General Liability (includes Public Officials Liability, Employee Benefits Liability, Legal Expense Insurance, and Non-Owned Automobile	\$ 65,098	\$ 70,000
Excess Liability	\$ 4,200	\$ 4,200
Environmental Impairment Liability	\$ 7,000	\$ 7,000
Crime	\$ 600	\$ 600
Owned Automobile	\$ 33,710	\$ 31,179
Property (includes Boiler & Machinery and Computer / EDP / Media)	\$ 69,502	\$ 75,000
Municipal Officials' Accident	\$ 1,176	\$ 1,176
TOTAL - ALL LINES	\$ 181,286	\$ 189,155



Debbie Scofield/Frances

10/07/2013 09:59 AM

To

cc

bcc

Subject Fw: Town of Fort Frances



Bruce Armstrong

<Bruce.Armstrong@gillons.on.ca>

10/04/2013 10:57 AM

To "dscofield@fort-frances.com" <dscofield@fort-frances.com>

cc Carrie Shouldice <Carrie.Shouldice@gillons.on.ca>

Subject RE: Town of Fort Frances

Hi Debbie,

Yes you definitely have the option of not adding an inflation increase to your buildings this yr. I spoke to the underwriter yesterday and again today. She confirmed this for the very reasons you mentioned below. If the A&F Committee needs further info please advise. Have a good weekend and thanks for getting back to me.

Bruce Armstrong C.A.I.B
Account Executive
Gillons' Insurance Brokers Ltd.
Phone 807-274-8595 ext.230
Toll Free 1-800-465-7797
bruce.armstrong@gillons.on.ca
www.gillons.on.ca

-----Original Message-----

From: dscofield@fort-frances.com [mailto:dscofield@fort-frances.com]

Sent: Friday, October 04, 2013 10:37 AM

To: Bruce Armstrong

Subject: RE: Town of Fort Frances

Hi Bruce,

I will be bringing the information I have to the A & F Executive Committee to see what they recommend in the way of an increase to our property values, if any increase.

Just to be clear, we do have the option of not increasing values over last year? Since the appraisal done by Frank Cowan in 2007 to our 2012/13 term, we have increased our values by a total of 16%. This percentage does not include the significant increases we made to several of our larger buildings over and above Frank Cowan's estimate by \$9,362,480, for the 2010/11 term (effectively creating a 16% increase overall for that particular year).

Thanks, Bruce.

Debbie Scofield
Deputy-Treasurer
Town of Fort Frances

Phone: (807) 274-5323 Ext 247

Bruce Armstrong
<Bruce.Armstrong@
gillons.on.ca>

10/03/2013 10:10
AM

To
'Mahsa Hosseinnejad'
<mhosseinnejad@bflcanada.ca>
cc
"dscofield@fort-frances.com"
<dscofield@fort-frances.com>,
"Carrie Shouldice"
<Carrie.Shouldice@gillons.on.ca>
Subject
RE: Town of Fort Frances

Hi Mahsa,

Yes the Town of Fort Frances had an appraisal done by Frank Cowan back in 2007 since that time they have had inflation increase added to their buildings each yr. The building inspector at the time actually increased some of the building limits even higher than the Cowan recommendation. I will advise what the Town decides to go with for this yrs. limits once received. Debbie is consulting with their Administration regarding this matter.

Thank you,

Bruce Armstrong C.A.I.B
Account Executive
Gillons' Insurance Brokers Ltd.
Phone 807-274-8595 ext.230
Toll Free 1-800-465-7797
bruce.armstrong@gillons.on.ca
www.gillons.on.ca

From: Mahsa Hosseinnejad [mailto:mhosseinnejad@bflcanada.ca]
Sent: Thursday, October 03, 2013 8:12 AM
To: Bruce Armstrong
Cc: dscofield@fort-frances.com; Carrie Shouldice
Subject: RE: Town of Fort Frances

Hi Bruce,

Can you also advise if there have been any appraisal done and if so for which of the locations?

Thanks

Mahsa Hosseinnejad, BA, RIBO, CAIB

Client Service Manager

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BFL CANADA Risk and Insurance Services Inc.

181 University Avenue, Suite 1605, Toronto, Ontario M5H 3M7 Direct Line:
416-915-3449 | Email: mhosseinnejad@BFLCANADA.ca Toll Free: 1-800-668-5901
ext. 3449 | Fax: 416-599-5458

From: Bruce Armstrong [mailto:Bruce.Armstrong@gillons.on.ca]

Sent: Thursday, October 03, 2013 8:55 AM

To: Mahsa Hosseinnejad

Cc: dscofield@fort-frances.com; Carrie Shouldice

Subject: RE: Town of Fort Frances

Hi Mahsa,

Just want reaffirm our discussion this morning. BFL Canada is ok with the insured requesting a lower inflation increase for the 2013/2014 policy term provided the request comes directly from the insured and should be in writing /email. Once this is received you will make the adjustment on the property limit prior to sending to your request to the underwriters for a re quote on the property premium #1 current 10,000 deductible and #2 an optional quote using a 25,000 deductible.

Thank you,

Bruce Armstrong C.A.I.B

Account Executive

Gillons' Insurance Brokers Ltd.

Phone 807-274-8595 ext.230

Toll Free 1-800-465-7797

bruce.armstrong@gillons.on.ca

www.gillons.on.ca

From: Mahsa Hosseinnejad [mailto:mhosseinnejad@bflcanada.ca]

Sent: Thursday, October 03, 2013 7:40 AM

To: Carrie Shouldice

Cc: Bruce Armstrong

Subject: RE: Town of Fort Frances

Hi Carrie,

To confirm you would like to have options to increase the Property and Liability deductibles from \$10,000 to \$25,000.

I will get back to you with the deductible options as soon as possible.

Regards,

Mahsa Hosseinnejad, BA, RIBO, CAIB

Client Service Manager

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BFL CANADA Risk and Insurance Services Inc.

181 University Avenue, Suite 1605, Toronto, Ontario M5H 3M7 Direct Line:
416-915-3449 | Email: mhosseinnejad@BFLCANADA.ca Toll Free: 1-800-668-5901
ext. 3449 | Fax: 416-599-5458

From: Carrie Shouldice [mailto:Carrie.Shouldice@gillons.on.ca]

Sent: Wednesday, October 02, 2013 5:12 PM

To: Mahsa Hosseinnejad

Cc: Bruce Armstrong
Subject: Town of Fort Frances

Hi Mahsa:

As per our discussion on Monday, did you get the higher deductible options for the insured. We can at least present them on renewal. We will go with property and liability ded. Increased.
Thank you

Description: cid:image001.png@01CDB13A.D37CBF80

Carrie Shouldice C.I.P. C.A.I.B.
Account Manager/Marketing Team
Gillons' Insurance Brokers Ltd.
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Toll Free: 1-800-465-7797
fax: 807-274-2416
carrie.shouldice@gillons.on.ca
www.gillons.on.ca

Please be advised that no coverage can be added, removed or changed without first speaking directly to a licensed broker.

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Description	2007/08 (Values based on Frank Cowan Estimate Nov 1, 2007)			2008/09			2009/10			2010/11 (Values changed on some buildings to reflect CBO's values)			2011/12			2012/13		
	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total
AIRPORT																		
Municipal Airport Garage	\$ 417,600	\$ 1,419,300	\$ 1,836,900	\$ 417,600	\$ 1,419,300	\$ 1,836,900	\$ 438,480	\$ 1,419,300	\$ 1,857,780	\$ 456,019	\$ 1,476,072	\$ 1,932,091	\$ 474,260	\$ 1,535,115	\$ 2,009,375	\$ 488,488	\$ 1,581,168	\$ 2,069,656
Airport Terminal	\$ 604,400	\$ 19,600	\$ 624,000	\$ 604,400	\$ 19,600	\$ 624,000	\$ 634,620	\$ 19,600	\$ 654,220	\$ 852,819	\$ 20,384	\$ 873,184	\$ 886,912	\$ 21,199	\$ 908,111	\$ 913,519	\$ 21,835	\$ 935,354
Runway Lighting/Electrical	\$ 53,400		\$ 53,400	\$ 53,400		\$ 53,400	\$ 56,070		\$ 56,070	\$ 58,313		\$ 58,313	\$ 60,645		\$ 60,645	\$ 62,464		\$ 62,464
Fuel Centre	\$ 62,000		\$ 62,000	\$ 62,000		\$ 62,000	\$ 65,100		\$ 65,100	\$ 67,704		\$ 67,704	\$ 70,412		\$ 70,412	\$ 72,574		\$ 72,574
			\$ 2,576,300			\$ 2,576,300			\$ 2,633,170			\$ 2,691,292			\$ 3,048,543			\$ 3,139,998
DAY CARE																		
Children's Complex	\$ 844,000	\$ 277,800	\$ 1,121,800	\$ 844,000	\$ 277,800	\$ 1,121,800	\$ 886,300	\$ 277,800	\$ 1,164,000	\$ 1,678,560	\$ 288,912	\$ 1,967,472	\$ 1,745,702	\$ 300,468	\$ 2,046,170	\$ 1,798,073	\$ 309,482	\$ 2,107,555
Toy Storage Building #1	\$ 39,600		\$ 39,600	\$ 39,600		\$ 39,600	\$ 41,380		\$ 41,380	\$ 43,243		\$ 43,243	\$ 44,973		\$ 44,973	\$ 46,322		\$ 46,322
Toy Storage Building #2	\$ 14,100		\$ 14,100	\$ 14,100		\$ 14,100	\$ 14,805		\$ 14,805	\$ 15,397		\$ 15,397	\$ 16,013		\$ 16,013	\$ 16,493		\$ 16,493
			\$ 1,175,500			\$ 1,175,500			\$ 1,220,385			\$ 1,276,112			\$ 1,307,156			\$ 1,370,370
POLICE / FIRE / MUNICIPAL																		
<i>Civic Centre, Police Station, Fire Hall ***</i>																		
Fire Department Contents - Firefighting / Rescue	\$ 4,073,800	\$ 742,400	\$ 4,816,200	\$ 4,073,800	\$ 742,400	\$ 4,816,200	\$ 4,277,490	\$ 742,400	\$ 5,019,490	\$ 10,920,000	\$ 771,680	\$ 11,691,680	\$ 11,356,800	\$ 802,547	\$ 12,150,347	\$ 11,697,504	\$ 826,623	\$ 12,324,127
Fire Department - Trenching / Firefighting / Rescue	\$ 62,800	\$ 62,800	\$ 125,600	\$ 62,800	\$ 62,800	\$ 125,600	\$ 62,800	\$ 62,800	\$ 125,600	\$ 62,800	\$ 62,800	\$ 125,600	\$ 62,800	\$ 62,800	\$ 125,600	\$ 62,800	\$ 62,800	\$ 125,600
Fire Department - Trenching / Firefighting / Rescue	\$ 1,600	\$ 1,600	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200	\$ 1,600	\$ 1,600	\$ 3,200
Police Department Contents	\$ 43,700	\$ 43,700	\$ 87,400	\$ 43,700	\$ 43,700	\$ 87,400	\$ 43,700	\$ 43,700	\$ 87,400	\$ 43,700	\$ 43,700	\$ 87,400	\$ 43,700	\$ 43,700	\$ 87,400	\$ 43,700	\$ 43,700	\$ 87,400
			\$ 5,489,300			\$ 5,489,300			\$ 5,692,590			\$ 12,391,704			\$ 12,887,372			\$ 13,773,993
GENERAL																		
Animal Shelter	\$ 36,000	\$ 3,300	\$ 39,300	\$ 36,000	\$ 3,300	\$ 39,300	\$ 37,800	\$ 3,300	\$ 41,100	\$ 39,312	\$ 3,432	\$ 42,744	\$ 40,884	\$ 3,569	\$ 44,453	\$ 42,111	\$ 3,676	\$ 45,787
Stater Penn Kennedy Centre	\$ 679,500	\$ 74,200	\$ 753,700	\$ 679,500	\$ 74,200	\$ 753,700	\$ 713,475	\$ 74,200	\$ 787,675	\$ 1,664,000	\$ 771,168	\$ 1,741,168	\$ 1,730,560	\$ 80,235	\$ 1,810,815	\$ 1,782,477	\$ 82,663	\$ 1,865,140
Senior's Fris-Bit Shop, Utility Sheds	\$ 121,900	\$ 24,000	\$ 145,900	\$ 121,900	\$ 24,000	\$ 145,900	\$ 121,900	\$ 24,000	\$ 145,900	\$ 131,115	\$ 24,960	\$ 156,075	\$ 138,439	\$ 25,938	\$ 164,397	\$ 142,592	\$ 26,737	\$ 169,329
Townsend Theatre for Performing Arts	\$ 38,500	\$ 38,500	\$ 77,000	\$ 38,500	\$ 38,500	\$ 77,000	\$ 38,500	\$ 38,500	\$ 77,000	\$ 38,500	\$ 38,500	\$ 77,000	\$ 38,500	\$ 38,500	\$ 77,000	\$ 38,500	\$ 38,500	\$ 77,000
Dwelling	\$ 68,300	\$ 68,300	\$ 136,600	\$ 68,300	\$ 68,300	\$ 136,600	\$ 71,715	\$ 68,300	\$ 140,015	\$ 74,584	\$ 74,584	\$ 149,168	\$ 77,567	\$ 77,567	\$ 155,135	\$ 79,894	\$ 79,894	\$ 159,728
Garage & Utility Sheds (2)	\$ 67,300	\$ 67,300	\$ 134,600	\$ 67,300	\$ 67,300	\$ 134,600	\$ 70,665	\$ 67,300	\$ 137,965	\$ 73,492	\$ 73,492	\$ 146,984	\$ 77,944	\$ 77,944	\$ 154,928	\$ 79,894	\$ 79,894	\$ 159,728
Vacant School Property	\$ 15,800	\$ 15,800	\$ 31,600	\$ 15,800	\$ 15,800	\$ 31,600	\$ 16,590	\$ 15,800	\$ 32,390	\$ 17,254	\$ 17,254	\$ 34,508	\$ 17,944	\$ 17,944	\$ 35,888	\$ 18,482	\$ 18,482	\$ 36,964
			\$ 1,428,800			\$ 1,428,800			\$ 1,478,240			\$ 2,385,865			\$ 2,637,298			\$ 2,716,418
LIBRARY ***																		
<i>Old Library ***</i>																		
New Library	\$ 1,024,200	\$ 2,233,800	\$ 3,258,000	\$ 1,024,200	\$ 2,233,800	\$ 3,258,000	\$ 1,075,410	\$ 2,233,800	\$ 3,309,210	\$ 1,664,000	\$ 2,323,152	\$ 3,987,152	\$ 1,730,560	\$ 1,560,000	\$ 3,290,560	\$ 1,606,800	\$ 1,606,800	\$ 3,213,360
Postage Machine		\$ 10,900	\$ 10,900		\$ 10,900	\$ 10,900		\$ 10,900	\$ 10,900	\$ 4,895,400	\$ 11,336	\$ 11,336	\$ 4,996,800	\$ 11,789	\$ 11,789	\$ 12,143	\$ 12,143	\$ 23,932
Computers		\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000	\$ 20,800	\$ 20,800	\$ 20,800	\$ 20,800	\$ 21,632	\$ 21,632	\$ 22,281	\$ 22,281	\$ 43,913
Fire Art on Loan - split between Library & Museum			\$ 3,288,900			\$ 3,288,900			\$ 3,340,110			\$ 8,917,688			\$ 8,018,125			\$ 6,476,192
MARINA																		
Spring Gun Marina - Marina Building	\$ 185,800	\$ 8,700	\$ 194,500	\$ 185,800	\$ 8,700	\$ 194,500	\$ 195,090	\$ 8,700	\$ 203,790	\$ 202,894	\$ 9,048	\$ 211,942	\$ 211,009	\$ 9,410	\$ 220,419	\$ 217,339	\$ 9,692	\$ 227,031
Spring Gun Marina - Marina Docks	\$ 540,000		\$ 540,000	\$ 540,000		\$ 540,000	\$ 567,000		\$ 567,000	\$ 589,680	\$ 613,267	\$ 631,665	\$ 613,267	\$ 631,665	\$ 654,932	\$ 631,665	\$ 654,932	\$ 676,597
Public Shelters - La Verendry Parkway	\$ 27,000		\$ 27,000	\$ 27,000		\$ 27,000	\$ 28,530		\$ 28,530	\$ 29,484		\$ 29,484	\$ 30,663		\$ 30,663	\$ 31,583		\$ 32,503
			\$ 761,500			\$ 761,500			\$ 799,140			\$ 831,106			\$ 864,349			\$ 896,279
MUSEUM																		
<i>Museum & Cultural Centre ***</i>																		
Fire Art - Fire Boat Hallett 60' Hull - Display Only	\$ 1,947,000	\$ 60,100	\$ 2,007,100	\$ 1,947,000	\$ 60,100	\$ 2,007,100	\$ 2,044,350	\$ 60,100	\$ 2,104,450	\$ 2,126,124	\$ 62,504	\$ 2,188,628	\$ 2,211,169	\$ 65,004	\$ 2,276,173	\$ 2,277,504	\$ 66,954	\$ 2,344,458
Fire Art - Fire Boat Hallett 60' Hull - Display Only	\$ 184,546	\$ 184,546	\$ 369,092	\$ 184,546	\$ 184,546	\$ 369,092	\$ 184,546	\$ 184,546	\$ 369,092	\$ 191,928	\$ 191,928	\$ 383,856	\$ 191,928	\$ 191,928	\$ 383,856	\$ 191,928	\$ 191,928	\$ 383,856
Fire Art on Loan - split between Library & Museum		\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000		\$ 20,000	\$ 20,000	\$ 20,800	\$ 20,800	\$ 20,800	\$ 20,800	\$ 21,632	\$ 21,632	\$ 22,281	\$ 22,281	\$ 43,913
Novel Morrisseau Painting			\$ 2,211,646			\$ 2,211,646			\$ 2,308,996			\$ 2,401,356			\$ 2,497,410			\$ 2,594,860

Description	2007/08 (Values based on Frank Cowan Estimate Nov 1, 2007)			2008/09			2009/10			2010/11 (Values changed on some buildings to reflect CBO's values)			2011/12			2012/13		
	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total
PARKS & RECREATION / CEMETERY																		
Cemetery Storage	\$ 216,800	\$	\$ 216,800	\$ 216,800	\$	\$ 216,800	\$ 216,800	\$	\$ 216,800	\$ 216,746	\$	\$ 216,746	\$ 246,215	\$	\$ 246,215	\$ 253,601	\$	\$ 253,601
Columbarium	\$ 20,000	\$	\$ 20,000	\$ 20,000	\$	\$ 20,000	\$ 20,000	\$	\$ 20,000	\$ 21,840	\$	\$ 21,840	\$ 22,714	\$	\$ 22,714	\$ 23,395	\$	\$ 23,395
Lunch Room	\$ 70,200	\$ 11,900	\$ 82,100	\$ 70,200	\$ 11,900	\$ 82,100	\$ 70,200	\$ 11,900	\$ 82,100	\$ 85,610	\$ 12,376	\$ 97,986	\$ 92,596	\$ 12,871	\$ 105,467	\$ 118,357	\$ 13,257	\$ 121,624
Equipment Shed	\$ 3,400	\$ 39,300	\$ 42,700	\$ 3,400	\$ 39,300	\$ 42,700	\$ 3,400	\$ 39,300	\$ 42,700	\$ 40,872	\$ 3,828	\$ 44,699	\$ 42,507	\$ 3,861	\$ 46,368	\$ 43,782	\$ 3,586	\$ 47,368
Equipment Storage Building	\$ 50,200	\$ 55,600	\$ 105,800	\$ 50,200	\$ 55,600	\$ 105,800	\$ 50,200	\$ 55,600	\$ 105,800	\$ 54,818	\$ 50,982	\$ 105,800	\$ 57,011	\$ 57,824	\$ 114,835	\$ 58,721	\$ 61,941	\$ 120,662
Parks Garage/Equipment Shelter	\$ 158,500	\$ 641,900	\$ 800,400	\$ 158,500	\$ 641,900	\$ 800,400	\$ 158,500	\$ 641,900	\$ 800,400	\$ 808,325	\$ 667,576	\$ 1,475,901	\$ 874,284	\$ 180,005	\$ 1,054,289	\$ 185,405	\$ 715,107	\$ 1,239,694
<i>Greenhouse ***</i>	\$ 15,700	\$	\$ 15,700	\$ 15,700	\$	\$ 15,700	\$ 15,700	\$	\$ 15,700	\$ 17,144	\$	\$ 17,144	\$ 17,830	\$	\$ 17,830	\$ 18,365	\$	\$ 18,365
Mortuary Building	\$ 68,800	\$	\$ 68,800	\$ 68,800	\$	\$ 68,800	\$ 68,800	\$	\$ 68,800	\$ 72,240	\$	\$ 72,240	\$ 78,135	\$	\$ 78,135	\$ 80,479	\$	\$ 80,479
Columbarium	\$ 20,000	\$	\$ 20,000	\$ 20,000	\$	\$ 20,000	\$ 20,000	\$	\$ 20,000	\$ 21,840	\$	\$ 21,840	\$ 22,714	\$	\$ 22,714	\$ 23,395	\$	\$ 23,395
East End Community Hall	\$ 216,200	\$ 20,800	\$ 237,000	\$ 216,200	\$ 20,800	\$ 237,000	\$ 216,200	\$ 20,800	\$ 237,000	\$ 247,722	\$ 21,632	\$ 269,354	\$ 268,031	\$ 22,497	\$ 290,531	\$ 32,870	\$ 23,172	\$ 311,701
West End Park Washrooms	\$ 28,100	\$	\$ 28,100	\$ 28,100	\$	\$ 28,100	\$ 28,100	\$	\$ 28,100	\$ 30,685	\$	\$ 30,685	\$ 31,913	\$	\$ 31,913	\$ 32,870	\$	\$ 32,870
West End Park Picnic Shelter	\$ 13,100	\$	\$ 13,100	\$ 13,100	\$	\$ 13,100	\$ 13,100	\$	\$ 13,100	\$ 14,305	\$	\$ 14,305	\$ 14,877	\$	\$ 14,877	\$ 15,323	\$	\$ 15,323
Lookout Tower Museum	\$ 72,000	\$ 6,600	\$ 78,600	\$ 72,000	\$ 6,600	\$ 78,600	\$ 72,000	\$ 6,600	\$ 78,600	\$ 83,488	\$ 6,864	\$ 90,352	\$ 88,908	\$ 7,139	\$ 96,047	\$ 84,222	\$ 7,553	\$ 103,775
Central Statute Rink Shack	\$ 61,100	\$	\$ 61,100	\$ 61,100	\$	\$ 61,100	\$ 61,100	\$	\$ 61,100	\$ 66,721	\$	\$ 66,721	\$ 69,390	\$	\$ 69,390	\$ 71,523	\$	\$ 71,523
North End Statute Rink Shack	\$ 41,600	\$	\$ 41,600	\$ 41,600	\$	\$ 41,600	\$ 41,600	\$	\$ 41,600	\$ 45,427	\$	\$ 45,427	\$ 47,244	\$	\$ 47,244	\$ 48,661	\$	\$ 48,661
McVine Rink Shack	\$ 53,900	\$ 27,300	\$ 81,200	\$ 53,900	\$ 27,300	\$ 81,200	\$ 53,900	\$ 27,300	\$ 81,200	\$ 83,895	\$ 28,392	\$ 112,287	\$ 112,287	\$ 61,213	\$ 173,500	\$ 63,049	\$ 30,415	\$ 203,914
Point Park Office	\$ 55,600	\$ 3,100	\$ 58,700	\$ 55,600	\$ 3,100	\$ 58,700	\$ 55,600	\$ 3,100	\$ 58,700	\$ 60,715	\$ 3,224	\$ 63,939	\$ 61,144	\$ 3,353	\$ 64,497	\$ 65,038	\$ 3,454	\$ 67,952
Point Park Washrooms	\$ 35,300	\$	\$ 35,300	\$ 35,300	\$	\$ 35,300	\$ 35,300	\$	\$ 35,300	\$ 38,548	\$	\$ 38,548	\$ 40,090	\$	\$ 40,090	\$ 41,293	\$	\$ 41,293
Point Park Garage	\$ 112,000	\$	\$ 112,000	\$ 112,000	\$	\$ 112,000	\$ 112,000	\$	\$ 112,000	\$ 122,304	\$	\$ 122,304	\$ 127,196	\$	\$ 127,196	\$ 131,012	\$	\$ 131,012
Lifeguard Equipment Building	\$ 12,800	\$	\$ 12,800	\$ 12,800	\$	\$ 12,800	\$ 12,800	\$	\$ 12,800	\$ 13,978	\$	\$ 13,978	\$ 14,537	\$	\$ 14,537	\$ 14,973	\$	\$ 14,973
Point Park Showers/Washrooms	\$ 57,200	\$	\$ 57,200	\$ 57,200	\$	\$ 57,200	\$ 57,200	\$	\$ 57,200	\$ 62,462	\$	\$ 62,462	\$ 64,961	\$	\$ 64,961	\$ 66,910	\$	\$ 66,910
Piller's Point Park Dock	\$ 344,000	\$	\$ 344,000	\$ 344,000	\$	\$ 344,000	\$ 344,000	\$	\$ 344,000	\$ 375,648	\$	\$ 375,648	\$ 390,674	\$	\$ 390,674	\$ 402,394	\$	\$ 402,394
Lions Park Fountain	\$ 106,000	\$	\$ 106,000	\$ 106,000	\$	\$ 106,000	\$ 106,000	\$	\$ 106,000	\$ 115,752	\$	\$ 115,752	\$ 120,382	\$	\$ 120,382	\$ 123,993	\$	\$ 123,993
Lions Park Washrooms	\$ 37,200	\$	\$ 37,200	\$ 37,200	\$	\$ 37,200	\$ 37,200	\$	\$ 37,200	\$ 40,622	\$	\$ 40,622	\$ 42,247	\$	\$ 42,247	\$ 43,514	\$	\$ 43,514
Lions Park Pavilion	\$ 49,500	\$	\$ 49,500	\$ 49,500	\$	\$ 49,500	\$ 49,500	\$	\$ 49,500	\$ 54,054	\$	\$ 54,054	\$ 56,216	\$	\$ 56,216	\$ 57,902	\$	\$ 57,902
Concession Booth/Washrooms	\$ 74,900	\$	\$ 74,900	\$ 74,900	\$	\$ 74,900	\$ 74,900	\$	\$ 74,900	\$ 81,791	\$	\$ 81,791	\$ 85,062	\$	\$ 85,062	\$ 87,614	\$	\$ 87,614
Playground Equipment	\$ 240,500	\$	\$ 240,500	\$ 240,500	\$	\$ 240,500	\$ 240,500	\$	\$ 240,500	\$ 250,120	\$	\$ 250,120	\$ 260,125	\$	\$ 260,125	\$ 267,929	\$	\$ 267,929
Recreational Fencing	\$ 170,000	\$	\$ 170,000	\$ 170,000	\$	\$ 170,000	\$ 170,000	\$	\$ 170,000	\$ 176,800	\$	\$ 176,800	\$ 183,872	\$	\$ 183,872	\$ 189,388	\$	\$ 189,388
Recreational Floodlighting	\$ 154,800	\$	\$ 154,800	\$ 154,800	\$	\$ 154,800	\$ 154,800	\$	\$ 154,800	\$ 160,992	\$	\$ 160,992	\$ 167,432	\$	\$ 167,432	\$ 172,455	\$	\$ 172,455
Spectator Bleachers	\$ 66,000	\$	\$ 66,000	\$ 66,000	\$	\$ 66,000	\$ 66,000	\$	\$ 66,000	\$ 68,640	\$	\$ 68,640	\$ 71,386	\$	\$ 71,386	\$ 73,528	\$	\$ 73,528
Sun Shelter	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$ 3,672,868	\$	\$ 3,672,868	\$	\$	\$	\$ 30,900	\$	\$ 30,900
			\$ 3,431,900			\$ 3,431,900						\$ 3,672,868			\$ 3,449,785			\$ 3,893,804
POLLUTION CONTROL (Sewage)																		
<i>Water Pollution Control Plant ***</i>																		
Sewage Lift Station	\$ 17,232,600	\$ 106,000	\$ 17,338,600	\$ 17,232,600	\$ 106,000	\$ 17,338,600	\$ 17,232,600	\$ 106,000	\$ 17,338,600	\$ 18,817,999	\$ 110,240	\$ 18,928,239	\$ 19,570,719	\$ 114,650	\$ 19,685,369	\$ 20,157,841	\$ 118,090	\$ 20,275,931
Sewage Lift Station	\$ 138,500	\$	\$ 138,500	\$ 138,500	\$	\$ 138,500	\$ 138,500	\$	\$ 138,500	\$ 151,242	\$	\$ 151,242	\$ 157,292	\$	\$ 157,292	\$ 162,011	\$	\$ 162,011
Sewage Lift Station	\$ 137,500	\$	\$ 137,500	\$ 137,500	\$	\$ 137,500	\$ 137,500	\$	\$ 137,500	\$ 150,150	\$	\$ 150,150	\$ 156,156	\$	\$ 156,156	\$ 160,841	\$	\$ 160,841
Sewage Lift Station	\$ 369,500	\$ 21,200	\$ 390,700	\$ 369,500	\$ 21,200	\$ 390,700	\$ 369,500	\$ 21,200	\$ 390,700	\$ 403,494	\$ 22,048	\$ 425,542	\$ 419,634	\$ 22,930	\$ 442,564	\$ 432,223	\$ 23,618	\$ 455,841
Sewage Lift Station	\$ 482,700	\$ 21,200	\$ 503,900	\$ 482,700	\$ 21,200	\$ 503,900	\$ 482,700	\$ 21,200	\$ 503,900	\$ 527,108	\$ 22,048	\$ 549,156	\$ 549,193	\$ 22,930	\$ 571,123	\$ 564,639	\$ 23,618	\$ 588,257
Sewage Lift Station	\$ 334,300	\$ 21,200	\$ 355,500	\$ 334,300	\$ 21,200	\$ 355,500	\$ 334,300	\$ 21,200	\$ 355,500	\$ 365,056	\$ 22,048	\$ 387,104	\$ 379,658	\$ 22,930	\$ 402,088	\$ 391,048	\$ 23,618	\$ 414,666
Sewage Lift Station	\$ 177,500	\$	\$ 177,500	\$ 177,500	\$	\$ 177,500	\$ 177,500	\$	\$ 177,500	\$ 193,830	\$	\$ 193,830	\$ 201,583	\$	\$ 201,583	\$ 207,630	\$	\$ 207,630
			\$ 19,042,200			\$ 19,042,200				\$ 20,785,263		\$ 20,785,263			\$ 21,616,675			\$ 22,265,177
SPORTS COMPLEX																		
<i>Memorial Sports Centre ***</i>																		
Memorial Sports Centre - Zamboni	\$ 16,904,800	\$ 290,400	\$ 17,195,200	\$ 16,904,800	\$ 290,400	\$ 17,195,200	\$ 16,904,800	\$ 290,400	\$ 17,195,200	\$ 18,460,042	\$ 302,016	\$ 18,762,058	\$ 19,198,443	\$ 314,097	\$ 19,512,540	\$ 19,774,396	\$ 323,520	\$ 20,097,916
	\$ 79,500	\$	\$ 79,500	\$ 79,500	\$	\$ 79,500	\$ 79,500	\$	\$ 79,500	\$ 82,680	\$	\$ 82,680	\$ 85,987	\$	\$ 85,987	\$ 88,567	\$	\$ 88,567
			\$ 17,274,700			\$ 17,274,700				\$ 18,544,738		\$ 18,544,738			\$ 19,598,527			\$ 20,186,483

Description	2007/08 (Values based on Frank Cowan Estimate Nov. 1, 2007)			2008/09			2009/10			2010/11 (Values changed on some buildings to reflect CBO's values)			2011/12			2012/13		
	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total	Building	Equip. etc.	Total
WATERWORKS																		
Water Treatment Plant ***	\$ 22,230,000	\$ 1,485,000	\$ 23,715,000	\$ 22,230,000	\$ 1,485,000	\$ 23,715,000	\$ 23,341,500	\$ 1,559,250	\$ 24,900,750	\$ 24,275,160	\$ 1,621,620	\$ 25,896,780	\$ 25,246,166	\$ 1,686,485	\$ 26,932,651	\$ 26,003,551	\$ 1,737,080	\$ 27,740,631
Rain Water Pump House	\$ 210,000	\$ 42,400	\$ 252,400	\$ 210,000	\$ 42,400	\$ 252,400	\$ 220,500	\$ 44,096	\$ 264,596	\$ 229,320	\$ 44,096	\$ 273,416	\$ 238,493	\$ 45,860	\$ 284,353	\$ 245,648	\$ 47,216	\$ 331,864
Two (2) Portable Generators			\$ 23,967,400			\$ 23,967,400			\$ 25,163,650			\$ 26,170,196			\$ 27,217,004			\$ 28,033,515
PUBLIC WORKS																		
Public Works Office & Garage ***	\$ 1,423,500	\$ 2,439,000	\$ 3,862,500	\$ 1,423,500	\$ 2,439,000	\$ 3,862,500	\$ 1,494,675	\$ 2,439,000	\$ 3,933,675	\$ 1,910,480	\$ 2,536,560	\$ 4,447,040	\$ 1,986,899	\$ 2,638,022	\$ 4,624,921	\$ 2,046,506	\$ 2,717,163	\$ 4,763,669
Public Works Misc. Tools	\$ 11,800	\$ 11,800	\$ 23,600	\$ 11,800	\$ 11,800	\$ 23,600	\$ 12,390	\$ 12,390	\$ 24,780	\$ 12,886	\$ 12,886	\$ 25,772	\$ 13,401	\$ 13,401	\$ 26,802	\$ 13,803	\$ 13,803	\$ 27,606
Street Storage Building	\$ 28,200	\$ 13,100	\$ 41,300	\$ 28,200	\$ 13,100	\$ 41,300	\$ 15,855	\$ 15,855	\$ 34,155	\$ 16,489	\$ 16,489	\$ 32,678	\$ 17,149	\$ 17,149	\$ 34,298	\$ 17,663	\$ 17,663	\$ 35,332
Public Works Storage Building	\$ 135,000	\$ 28,400	\$ 163,400	\$ 135,000	\$ 28,400	\$ 163,400	\$ 141,750	\$ 28,400	\$ 170,150	\$ 147,420	\$ 29,536	\$ 176,956	\$ 153,317	\$ 30,717	\$ 184,034	\$ 157,917	\$ 31,639	\$ 215,556
Storage Container	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,000	\$ 5,000	\$ 10,000	\$ 5,250	\$ 5,250	\$ 10,500	\$ 5,460	\$ 5,460	\$ 10,920	\$ 5,678	\$ 5,678	\$ 11,346	\$ 5,848	\$ 5,848	\$ 11,766
Landfill Scale House & Scale	\$ 88,800	\$ 88,800	\$ 177,600	\$ 88,800	\$ 88,800	\$ 177,600	\$ 93,240	\$ 93,240	\$ 186,480	\$ 96,970	\$ 96,970	\$ 193,940	\$ 100,848	\$ 100,848	\$ 201,696	\$ 103,873	\$ 103,873	\$ 205,569
Recycle Building			\$ 4,577,900			\$ 4,577,900			\$ 4,661,860			\$ 5,204,353			\$ 5,542,525			\$ 5,708,801
SUNNY COVE																		
Russell Hall										\$ 396,265	\$ 31,200	\$ 427,465	\$ 412,116	\$ 32,448	\$ 444,564	\$ 424,479	\$ 33,421	\$ 457,900
Caretakers Cabin										\$ 35,774	\$ 5,200	\$ 40,974	\$ 37,205	\$ 5,408	\$ 42,613	\$ 38,321	\$ 5,570	\$ 43,891
Shower Building										\$ 38,159		\$ 38,159	\$ 39,685		\$ 39,685	\$ 40,876		\$ 40,876
Sleeping Cabins													\$ 40,000		\$ 40,000	\$ 103,000		\$ 103,000
Water Treatment Building													\$ 40,000		\$ 40,000	\$ 41,200		\$ 41,200
SOLAR PANELS																		
Public Works																		
Water Treatment Plant																		
Memorial Sports Centre																		
Children's Complex																		
Profit on Solar Panels																		
ELECTRONIC DATA PROCESSING																		
	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 900,000	\$ 1,029,600	\$ 1,029,600	\$ 1,029,600	\$ 1,070,784	\$ 1,070,784	\$ 1,070,784	\$ 1,600,000	\$ 1,600,000	\$ 1,600,000
UNLICENSED EQUIPMENT																		
EXTRA EXPENSE - ANY ONE LOCATION			\$ 4,412,800			\$ 4,412,800			\$ 4,589,312			\$ 4,677,568			\$ 4,765,824			\$ 4,854,080
RENTAL INCOME			\$ 500,000			\$ 500,000			\$ 520,000			\$ 540,000			\$ 560,000			\$ 580,000
VALUABLE PAPERS			\$ 500,000			\$ 500,000			\$ 520,000			\$ 540,000			\$ 560,000			\$ 580,000
ACCOUNTS RECEIVABLE			\$ 500,000			\$ 500,000			\$ 520,000			\$ 540,000			\$ 560,000			\$ 580,000
PROFITS			\$ 500,000			\$ 500,000			\$ 520,000			\$ 540,000			\$ 560,000			\$ 580,000
TOWN OWNED FINE ARTS - ALL BUILDINGS																		
	\$ 6,412,800		\$ 6,412,800			\$ 6,412,800			\$ 6,669,312	\$ 95,158,455	\$ 18,091,344	\$ 5,677,568	\$ 99,314,358	\$ 50,000	\$ 50,000	\$ 18,367,545	\$ 50,000	\$ 50,000
TOTAL VALUES			\$ 92,538,846			\$ 92,538,846			\$ 96,504,828			\$ 113,776,307			\$ 116,641,999			\$ 118,807,380
*** Boiler included																		
2013/14 Property/Equipment Premium based on a 3% increase	Premium	Non-Rebate Sales Tax	Total															
2013/14 Property/Equipment Premium based on a 0% increase	\$ 75,000	\$ 6,000	\$ 81,000															
2013/14 Property/Equipment Premium based on a 0% increase	\$ 72,849	\$ 5,828	\$ 78,677															
Savings			\$ 2,323															