

TOWN OF FORT FRANCES

AGENDA - February 6, 2012

SPECIAL MEETING - Committee Room

Page

COMMITTEE OF THE WHOLE

(Session No. 46) 4:00 p.m. to 6:00 p.m.

1.1 Call to Order

1.2 Disclosure of pecuniary interest and the general nature thereof.

2012 Preliminary Budget

Operating Forecast

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Capital Budget

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Additional Budget Considerations

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Information

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**Town of Fort Frances
2012 Preliminary Operating Budget
Changes to Budget since January 16/12 Committee of the Whole Meeting**

Operating Budget Changes	Prior	Revised	Diff	Deficit January 16/12	299,352
	Balance	Balance			
Corporate - Ontario Municipal Partnership Funding	(3,215,800)	(3,239,400)	(23,600)		
Corporate - Council Conferences & Courses	24,000	20,000	(4,000)		
Corporate - Energy Audit Study Funding	0	(56,250)	(56,250)		
Corporate - Energy Audit Study	0	75,000	75,000		
Corporate - DSS/AB	1,959,163	2,023,477	64,314		
Corporate - Clinic Financing Interest	25,000	20,000	(5,000)	50,464	
Admin & Finance - Business Licences	(25,000)	(28,000)	(3,000)		
Admin & Finance - Death/Still Birth Registrations	(2,750)	(3,000)	(250)		
Admin & Finance - Marriage Licences	(7,720)	(8,000)	(280)		
Admin & Finance - Civil Marriages	(3,600)	(4,000)	(400)		
Admin & Finance - Service Charges	(160,000)	(175,000)	(15,000)		
Admin & Finance - Mollat Family Fund - Meeting Exp	250	0	(250)		
Admin & Finance - Town Real Estate Hydro Charges	9,000	8,000	(1,000)		
Admin & Finance - HR Staff Recruitment	5,500	7,500	2,000		
Admin & Finance - Treasury Postage/Freight/Courier	25,000	15,000	(10,000)		
Admin & Finance - Treasury Conferences & Courses	7,500	6,500	(1,000)		
Admin & Finance - Clerk Conferences & Courses	5,000	3,500	(1,500)	(30,680)	
Community Services - Fire Conferences & Courses	4,000	2,000	(2,000)		
Community Services - Emergency Measures Conferences & Courses	2,500	1,000	(1,500)		
Community Services - MCSOS Grant (Court Security)	0	(4,878)	(4,878)		
Community Services - Police Services Board Conferences & Courses	3,500	2,000	(1,500)		
Community Services - SKC Cleaning & Janitorial Supplies	0	1,500	1,500		
Community Services - SKC Conferences & Courses	1,500	0	(1,500)		
Community Services - Recreation Ice Rentals	(70,000)	(68,000)	2,000		
Community Services - Recreation Minor Hockey Rentals	(92,000)	(87,000)	5,000		
Community Services - Recreation Girl's Hockey Rentals	(52,000)	(45,000)	7,000		
Community Services - Recreation Buildings & Grounds Water & Sewer	13,000	17,000	4,000		
Community Services - Recreation Facility Contracted Services	7,500	10,000	2,500		
Community Services - Recreation Program Contracted Works (Software Maint/	0	7,500	7,500		
Community Services - Administration Salaries/Benefits (Manager Overlap)	182,070	200,860	18,790		
Community Services - Museum Display Supplies	10,000	7,000	(3,000)		
Community Services - Museum Contracted Services	10,000	4,500	(5,500)		
Community Services - Museum Janitorial Contract	0	6,200	6,200		
Community Services - Museum Building Maintenance Services	6,200	2,685	(3,515)		
Community Services - Museum Water & Sewer	1,000	1,500	500	31,597	

Operating Budget Changes	Deficit January 16/12		299,352
	Prior Balance	Revised Balance	
Operations & Facilities - PW Admin Distributed Benefits	(452,167)	(461,772)	(9,605)
Operations & Facilities - PW Admin Memberships	1,000	500	(500)
Operations & Facilities - PW Building & Grounds	25,076	20,000	(5,076)
Operations & Facilities - Bridges & Culverts Contracted Services	1,000	5,000	4,000
Operations & Facilities - Recycling Grant	(48,749)	(62,568)	(13,819)
Operations & Facilities - Airport Distributed Salaries & Benefits	0	39,620	39,620
Operations & Facilities - Airport Full-time Salaries	170,774	140,759	(30,015)
Operations & Facilities - Airport Grounds Maintenance Contracted Works	62,345	20,000	(42,345)
Operations & Facilities - Parks & Cemeteries Sale of Niches	(17,341)	(19,000)	(1,659)
Operations & Facilities - Parks & Cemeteries Protective Clothing	5,000	6,000	1,000
Planning & Development - By-Law Enforcement - Fines	(10,300)	(12,000)	(1,700)
Planning & Development - By-Law Enforcement - Impound Fees	(2,060)	(1,500)	560
Planning & Development - Building Department Conferences & Courses	3,000	2,000	(1,000)
Planning & Development - Building Permits	(60,000)	(50,000)	10,000
Planning & Development - Building Department Vehicle Parts & Maintenance	1,000	500	(500)
Planning & Development - Planning Dept - Documents/Map Sales	(2,600)	(3,000)	(400)
Planning & Development - Planning Dept - Conferences & Courses	3,000	2,000	(1,000)
Planning & Development - Civic Centre Janitorial Supplies	4,000	5,000	1,000
Planning & Development - Civic Centre Contracted Services	5,000	4,000	(1,000)
Summary of Changes to date			(1,058)

Revised Balance as at Jan. 31/12 298,294

2012 Preliminary Operating Budget Summary

	2009		2010		2011		2012	
	OPERATING FORECAST	Actual to December 31/09	OPERATING FORECAST	Actual to December 31/10	OPERATING FORECAST	Actual to December 31/11	OPERATING FORECAST	
CORPORATE:								
REVENUE								
Municipal Levy	(9,692,090)	(9,865,305.30)	(10,235,576)	(10,219,484.39)	(10,536,397)	(10,491,380.05)	(10,536,397)	
School Board Levy	(2,625,293)	(2,628,381.28)	(2,145,415)	(2,140,699.97)	(2,083,943)	(2,063,566.21)	(2,083,943)	
Payments-In-Lieu	(802,148)	(821,522.11)	(791,312)	(796,409.29)	(788,723)	(769,318.25)	(776,400)	
Prov Grant (Sustainable Community Plan)	0	0.00	0	0.00	0	0.00	0	
Sale of Land	0	(51,774)	0	(5,100)	0	(56,759)	0	
Surplus from Prior Years	0	0.00	(25,000)	0.00	0	0.00	0	
OMP (CRF) Funding	(3,142,600)	(3,142,600.00)	(3,130,100)	(3,154,700.00)	(3,215,800)	(3,215,800.00)	(3,239,400)	
	(16,262,131)	(16,509,583.04)	(16,327,403)	(16,316,393.65)	(16,624,863)	(16,596,823.12)	(16,636,140)	
EXPENDITURES								
Election	0	0.00	32,650	23,835.78	0	0.00	0	
Council	522,373	618,471.08	566,802	549,112.07	528,500	520,987.09	533,425	
Contribution to Reserve/Reserve Funds	190,000	511,487.00	400,000	800,000.00	700,000	700,000.00	750,000	
Uncontrollable Costs	2,997,985	3,015,340.11	2,770,906	2,817,108.66	2,788,550	2,773,036.67	2,784,356	
Economic Development	167,500	180,653.05	182,000	121,876.23	182,000	149,807.21	182,000	
Solar Panels						(949.56)	(34,890)	
School Board Requisition	2,625,293	2,628,381.28	2,145,415	2,140,699.97	2,083,943	2,063,566.21	2,083,943	
Long Term Debt	824,683	606,397.14	888,746	157,003.25	789,100	788,295.11	819,210	
	7,327,834	7,560,729.66	6,986,519	6,609,635.96	7,072,093	6,994,742.73	7,118,044	
Total Corporate	(8,934,297)	(8,948,853.38)	(9,340,884)	(9,706,757.69)	(9,552,770)	(9,602,080.39)	(9,518,096)	
ADMINISTRATION & FINANCE:								
Admin. Revenue	(622,125)	(658,876.79)	(626,250)	(633,634.00)	(563,250)	(568,697.17)	(568,000)	
Administration Department	506,013	491,947.17	518,859	545,414.19	556,590	532,839.00	522,835	
Clerk's Department	166,250	167,461.39	181,990	181,342.89	177,780	180,309.06	182,790	
Treasury Department	722,253	783,245.65	715,920	840,873.89	658,150	585,459.89	628,521	
FFPC Administration	107,974	119,287.79	107,604	101,818.81	93,474	89,879.11	90,300	
Total A & F	880,365	903,065.21	898,123	1,035,815.78	922,744	819,789.89	856,446	

COMMUNITY SERVICES:

2012 Preliminary Operating Budget Summary

	2009		2010		2011		2012	
	OPERATING FORECAST	Actual to December 31/09	OPERATING FORECAST	Actual to December 31/10	OPERATING FORECAST	Actual to December 31/11	OPERATING FORECAST	
Fire Emergency Services	1,019,709	1,085,179.85	1,046,450	1,096,814.38	1,024,965	1,021,680.57	1,021,475	
911 Dispatch Services	16,300	14,201.97	16,300	15,983.92	16,500	24,302.73	17,500	
Police Services	2,328,765	2,380,729.55	2,469,365	2,356,053.81	2,564,340	2,634,970.71	2,590,889	
Sister Betty Kennedy Centre	27,700	34,230.67	28,450	32,291.26	27,450	19,755.16	30,200	
Children's Day Care	115,143	111,097.41	96,290	110,742.45	96,550	69,741.11	85,030	
Ontario Early Years Enhancement	228	0.00	0	0.00	0	0.00	0	
Toy Lending Resource Centre	5,546	0.00	7,830	(0.00)	0	3,908.42	5,300	
Day Care Resource Centre	(1,361)	0.00	2,360	0.00	3,510	1,859.13	3,365	
Best Start Special Needs	(1,271)	0.00	350	0.00	0	(2,884.12)	1,030	
Handi Transit Services	89,220	97,610.11	91,000	99,333.63	92,820	98,988.58	93,860	
Townshend Theatre	750	(4,156.01)	(2,000)	(2,259.84)	0	(3,333.86)	0	
Recreation Facilities	445,820	706,290.84	434,765	547,179.31	434,440	429,068.73	461,250	
Recreation Programs	145,100	144,512.92	143,950	145,782.04	125,970	132,035.32	139,330	
Community Services	113,090	118,858.30	117,560	141,500.93	123,375	129,246.13	148,560	
Sunny Cove Camp		69.62	0	26,318.54	2,000	(5,772.95)	(1,310)	
Public Library	444,080	455,731.46	453,080	554,174.74	453,080	441,131.07	470,340	
Museum	156,050	211,768.90	134,955	198,353.28	128,400	131,670.69	128,400	
Waterfront (Sorting Gap)	26,833	42,643.20	37,155	74,999.65	43,435	44,724.19	47,465	
Total Community Services	4,931,702	5,398,768.79	5,077,860	5,397,268.10	5,136,835	5,171,091.61	5,242,684	
OPERATIONS & FACILITIES								
Public Works	520,653	752,169.77	517,680	904,370.76	583,956	573,396.79	643,250	
Roads	1,173,610	2,251,857.11	1,218,788	2,544,486.41	1,282,258	1,177,484.93	1,319,452	
Sidewalks	77,620	309,870.04	93,564	236,763.97	89,038	135,858.89	125,444	
Stores Operations	72,008	81,433.32	79,661	74,588.46	81,610	80,224.37	87,774	
Traffic Signal Maint	13,165	6,274.01	11,165	8,684.15	11,165	14,641.73	10,766	
Streetlighting Maint	128,000	124,254.18	128,000	114,822.09	128,000	110,262.30	116,481	
Waste Management Services	61,357	129,822.29	83,731	60,245.20	125,800	82,575.22	105,804	
Airport	143,904	277,821.33	200,545	341,150.95	156,654	177,980.29	211,120	
Parks & Cemeteries Admin	176,608	181,412.73	169,210	254,275.95	132,970	112,025.75	149,814	
Cemeteries	264,334	223,373.15	229,308	221,860.30	235,757	217,107.77	228,225	
Parks	230,428	264,051.91	275,774	262,577.89	281,661	325,146.81	325,060	
Total Operations and Facilities	2,861,687	4,602,339.84	3,007,426	5,023,826.13	3,108,869	3,006,704.85	3,323,190	

2012 Preliminary Operating Budget Summary

	2009 OPERATING FORECAST	Actual to December 31/09	2010 OPERATING FORECAST	Actual to December 31/10	2011 OPERATING FORECAST	Actual to December 31/11	2012 OPERATING FORECAST
PLANNING & DEVELOPMENT							
By-Law Enforcement	122,537	105,111.27	110,579	105,726.77	112,770	108,316.02	117,470
Building Department	(56,691)	(62,912.45)	42,606	32,558.95	45,080	53,240.21	57,970
Planning Department	77,647	82,649.79	81,590	78,508.39	89,672	85,427.44	94,640
Civic Centre	117,050	124,279.09	122,700	58,794.64	136,800	86,068.19	123,990
Total Planning and Development	260,543	249,127.70	357,475	275,588.75	384,322	333,051.86	394,070
SUBTOTAL	(0)	2,204,448.16	0	2,025,741.07	0	(271,442.18)	298,294.00
Prior Year Surplus		0.00					
YE Auditor's (Revenue/Expenditure Adj)				(1,030,127.18)			
Landfill Closure Expensed (Adj)		(6,968.00)		(2,710,815.89)			
Less: Amortization		(2,222,480.20)		(1,715,202.00)			
Year End Sub-Total (Before PSAB Audit Adjustments)		(25,000.04)					
LT Debt Principal Payments		(447,212.44)		612,934.26			
Capital Expenses - Transfer to General		300,110.78					
Capital Revenue - Transfer to General		(274,199.54)					
Local Improvement - Prelevy Adj		8,513.98					
Transfers to Reserve Funds		(593,602.22)					
Handi-van Reserve Fund Cont		23,228.23					
Closing Transfers to Reserve Funds		570,373.99		998,520.32			
Increase in Landfill Closure Liability		6,968.00		(6,968.00)			
Increase in Employee Future Benefits							
Unfunded Liability		(718.00)					
New LT Debt Less LT Debt Principal Payments		(412,427.79)					
Capital - Funded by Operations		684,326.90					
Operating Surplus from Prev Restated Year		(47,680.39)		(207,318.54)			
OPERATING FORECAST	(0)	(207,318.54)	0	(318,033.96)	0	(271,442.18)	298,294.00

2012 Revenue Neutral Starting Tax Rates Comparison to Operating Levy Impact

Property Class	Ratios	2012 (Notional Rates)			Operating Levy - \$298,294			Impact Analysis			Tax Levy Increase per 100,000 Assessment
		Municipal Tax Rates	Education Tax rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate	Municipal Tax Rate Increase	Education Tax Rate Increase	Levy % Change	
Residential	1.000000	0.01603375	0.0022100	0.01824375	0.0166843	0.0022100	0.01889427	4.057%	0.000%	3.0405%	65.05
Multi-Residential	2.597000	0.04163965	0.0022100	0.04384965	0.0424226	0.0022100	0.04463260	1.880%	0.000%	3.2852%	78.30
Commercial	2.026121	0.03248632	0.0126000	0.04508632	0.0331626	0.0126000	0.04576260	2.082%	0.000%	1.2464%	67.63
Industrial	2.811688	0.04508191	0.0126000	0.05768191	0.0449875	0.0126000	0.05758754	-0.209%	0.000%	1.3519%	-9.44
Large Industrial	5.127100	0.08220665	0.0126000	0.09480665	0.0820346	0.0126000	0.09463457	-0.209%	0.000%	1.4999%	-17.21
Pipeline	2.526858	0.04051502	0.0126000	0.05311502	0.0420950	0.0126000	0.05469499	3.900%	0.000%	2.6389%	158.00
Farmland	0.250000	0.00400844	0.0005525	0.00456094	0.0041711	0.0005525	0.00472357	4.057%	0.000%	3.0405%	16.26

2012 Starting Revenue Neutral Tax Ratios & Rates Comparison to 2011

Property Class	Ratios	2011			2012			Impact Analysis			
		Municipal Tax Rates	Education Tax rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate	Municipal Tax Rate Increase in Comparison to 2011	Education Tax Rate Increase in Comparison to 2011	Overall Tax Rate % Increase	Tax Levy Increase per 100,000 Assessment
Residential	1.000000	0.01644436	0.00231000	0.01875436	0.0166843	0.0022100	0.01889427	1.459%	-4.329%	0.746%	13.99
Multi-Residential	2.542670	0.04181258	0.00231000	0.04412258	0.0424226	0.0022100	0.04463260	1.459%	-4.329%	1.156%	51.00
Commercial	2.050589	0.03324067	0.01330000	0.04654067	0.0331626	0.0126000	0.04576260	-0.235%	-5.263%	-1.672%	-77.81
Industrial	2.781777	0.04509345	0.01330000	0.05839345	0.0449875	0.0126000	0.05758754	-0.235%	-5.263%	-1.380%	-80.59
Large Industrial	5.072556	0.08222768	0.01330000	0.09552768	0.0820346	0.0126000	0.09463457	-0.235%	-5.263%	-0.935%	-89.31
Pipeline	2.523034	0.04148968	0.01330000	0.05478968	0.0420950	0.0126000	0.05469499	1.459%	-5.263%	-0.173%	-9.47
Farmland	0.250000	0.00411109	0.00057750	0.00468859	0.0041711	0.0005525	0.00472357	1.459%	-4.329%	0.746%	3.50

2012 Starting Revenue Neutral Tax Ratios & Rates Comparison to 2011

	2011				2012						
Property Class	Ratios	Municipal Tax Rates	Education Tax rates	Total Tax Rate	Starting Revenue Neutral Ratios	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate	Municipal Tax Rate Increase in Comparison to 2010	Education Tax Rate Increase in Comparison to 2010	Levy % Change
Residential	1.000000	0.01644436	0.00231000	0.01875436	1.000000	0.01603375	0.0022100	0.01824375	-2.497%	-4.329%	0.0000%
Multi-Residential	2.542670	0.04181258	0.00231000	0.04412258	2.597000	0.04163965	0.0022100	0.04384965	-0.414%	-4.329%	0.0000%
Commercial	2.050589	0.03324067	0.01330000	0.04654067	2.026121	0.03248632	0.0126000	0.04508632	-2.269%	-5.263%	0.0000%
Industrial	2.781777	0.04509345	0.01330000	0.05839345	2.811688	0.04508191	0.0126000	0.05768191	-0.026%	-5.263%	0.0000%
Large Industrial	5.072556	0.08222768	0.01330000	0.09552768	5.127100	0.08220665	0.0126000	0.09480665	-0.026%	-5.263%	0.0000%
Pipeline	2.523034	0.04148968	0.01330000	0.05478968	2.526858	0.04051502	0.0126000	0.05311502	-2.349%	-5.263%	0.0000%
Farmland	0.250000	0.00411109	0.00057750	0.00468859	0.250000	0.00400844	0.0005525	0.00456094	-2.497%	-4.329%	0.0000%


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Tax Tools, Set 2012 Levies

Using OPTA calculated rates on February 1, 2012 4:07PM.

Assessment Data Filter Option Used: No Filter with **2012 Revenue Neutral Ratios**

Select Method for Setting Levies:

☒ Levy Change

☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

WARNING: Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincially set threshold. The increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality in the space provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Municipality	Levy Type	2012 Base Taxes	2012 Base PIL	2012 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2012 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	\$10,526,148 + \$284,960 = \$10,811,108 + 298294				= \$11,109,402	Commercial 50 % Industrial 50 %

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation


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Tax Tools, 2012 Overall Levy Changes

Using OPTA calculated rates on February 1, 2012 4:07PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Choose a class and **click OK**.

Fort Frances Town, 5912

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01879846	3.0405%
Multi-residential	0.04384965	0.04529022	3.2852%
Commercial	0.04508632	0.04564827	1.2464%
Industrial	0.05768191	0.05846174	1.3519%
Large Industrial	0.09480665	0.09622866	1.4999%
Pipelines	0.05311502	0.05451667	2.6389%
Farm	0.00456094	0.00469961	3.0405%

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01879846	3.0405%
Multi-residential	0.04384965	0.04529022	3.2852%
Commercial	0.04508632	0.04564827	1.2464%
Industrial	0.05768191	0.05846174	1.3519%
Large Industrial	0.09480665	0.09622866	1.4999%
Pipelines	0.05311502	0.05451667	2.6389%
Farm	0.00456094	0.00469961	3.0405%

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Tax Tools, Set 2012 Tax Ratios

Using OPTA calculated rates on February 1, 2012 4:06PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Fort Frances Town, 5912

This page allows you to perform the following activities;

1. model alternative tax ratio scenarios,
2. model alternative optional class tax ratios,
3. test and select alternative assessment data filters for the calculation of revenue neutral ratios and notional rates
4. accept the revenue neutral ratios as the transition ratios,

To change the default tax ratios displayed on the page, select one of the buttons below the tax ratios columns, use the "Switch to" buttons above the tax ratios columns or enter alternative tax ratios in the Alternative Tax Ratios column. The tax ratios you enter in the Alternative Tax Ratios column must be within the Ranges of Flexibility displayed at the bottom of the page.

To change the default assessment data filters that OPTA uses in the calculation of the Revenue Neutral Ratios and the Notional Tax Rates, make your selection in the Assessment Data Filter section. The default filters have been set to exclude properties with assessment decrease or increases between the 2005 and 2008 valuation base years that are greater than 25% and 100%, respectively. You can either turn the filters off or select values greater than 25% and 100%.

To view the calculation of the revenue neutral ratios and the tax shifts they produce, select the Worksheet 1 and Worksheet 2 buttons below. To accept the revenue neutral ratios as the transition ratios for the year select the Accept button at the bottom of Worksheet 1.

For municipalities with tax ratios above the provincial thresholds, the starting tax ratios have been recalculated in accordance to Part II of Ontario Regulation 73/03.

Agenda Item # 3.4 ...

	2012 Average Transition Ratio	2012 Starting Tax Ratio	2012 Tax Ratios	Revenue Neutral Ratios	Alternative Tax Ratios
Multi-residential		2.542670	2.542670	2.597000	2.597000
Commercial (Broad Class)	2.050589	2.021402	2.021402	2.026121	2.026121
Industrial (Broad Class)	4.719447	4.612523	4.612523	4.729435	4.729435
Pipelines		2.523034	2.523034	2.526858	2.526858
Farm		0.250000	0.250000	0.250000	0.250000

WARNING:
Commercial
Ratio above
provincial
average
(1.980000),
class
restriction in
effect.

WARNING:
Industrial
Ratio above
provincial
average
(2.630000),
class
restriction in
effect.

Commercial Subclass Reduction Factor (0.65-0.7): 0.7

Industrial Subclass Reduction Factor (0.65-0.7): 0.65

Select Assessment Data Filter for Calculation of Revenue Neutral Ratios and Notional Rates

The initial values of the filters in this section are those displayed in Step 2(b) of Tax Rate/Parameters Input. Unless the values are or were previously changed by the municipality, OPTA will filter or remove properties from the calculation of revenue neutral tax ratios and notional tax rates whose 2008 base year assessment values have increased more than 100% or decreased more than 25% from their 2005 base year values.

Municipalities are permitted to (a) select the default % increase/decrease limits, (b) increase the % increase/decrease limits or (c) turn the filter off. If 'No Filter' is selected, no properties will be filtered or removed from the revenue neutral tax ratio and notional tax rate calculations.

The selection of the filters may impact the Overall Levy Change and Clawback/Retained percentages that are used in the capping reports. See Step 2 of Tax Rates/Parameters Input for more information.

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<input type="radio"/> Default Filter	<input type="radio"/> User Specified Filter	<input checked="" type="radio"/> No Filter
Decrease Limit 25%	Decrease Limit 25 %	
Increase Limit 100%	Increase Limit 100 %	

Worksheet 1: Calculation of Revenue Neutral Ratios

Worksheet 2: Calculation Of Tax Shifts Under Revenue-Neutral Ratios

OK

Close

Ranges of Fairness and Range of Flexibility for tax ratios:

Class	Range of Fairness		Range of Flexibility	
	Low	High	Low	High
Residential	1.000000	1.000000	1.000000	1.000000
Multi-residential	1.000000	1.100000	1.000000	2.597000
Commercial	0.600000	1.100000	0.600000	2.026121
Industrial	0.600000	1.100000	0.600000	4.729435
Pipelines	0.600000	0.700000	0.600000	2.526858
Farm	0.010000	0.250000	0.010000	0.250000
Managed Forests	0.250000	0.250000	0.250000	0.250000

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Tax Tools, 2012 Tax Impact Summary

Using OPTA calculated rates on February 1, 2012 4:07PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Fort Frances Town, 5912

Class	2011 Total Year End Taxation			2012 Estimated Total Taxation (\$)			Difference Between 2011 and 2012 Taxation					
							Municipal		Education		Total Change	
	Municipal	Education	Total 2011	Municipal	Education	Total 2012	\$	%	\$	%	\$	%
Taxable												
Residential	5,818,976	817,416	6,636,391	6,020,288	802,054	6,822,341	201,312	3.5	-15,362	-1.9	185,950	2.8
Multi-residential	495,845	27,394	523,239	512,999	26,317	539,316	17,154	3.5	-1,077	-3.9	16,077	3.1
Com. Occupied	2,162,493	864,223	3,026,716	2,201,758	838,473	3,040,230	39,264	1.8	-25,750	-3.0	13,514	0.4
Com. Exc. Land	20,414	8,168	28,582	21,447	8,177	29,624	1,033	5.1	9	0.1	1,042	3.6
Com. Vac. Land	37,089	14,840	51,928	38,115	14,532	52,647	1,027	2.8	-308	-2.1	719	1.4
Ind. Occupied	148,404	43,771	192,174	151,360	41,585	192,945	2,957	2.0	-2,186	-5.0	771	0.4
Ind. Exc. Land	8,993	2,652	11,645	9,185	2,523	11,708	192	2.1	-129	-4.9	63	0.5
Ind. Vac. Land	14,789	4,362	19,151	15,060	4,138	19,198	271	1.8	-224	-5.1	47	0.2
Large Ind. Occ.	1,698,653	274,750	1,973,404	1,727,595	260,290	1,987,884	28,941	1.7	-14,461	-5.3	14,481	0.7
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	117,494	37,664	155,157	121,558	36,540	158,098	4,065	3.5	-1,124	-3.0	2,941	1.9
Farm	128	18	146	134	18	151	5	4.0	0	-1.3	5	3.4
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total Taxable	2,219,996	887,230	3,107,226	2,261,320	861,182	3,122,501	41,324	1.9	-26,049	-2.9	15,275	0.5
Industrial Total Taxable	1,870,839	325,535	2,196,374	1,903,200	308,535	2,211,735	32,361	1.7	-17,000	-5.2	15,361	0.7
Total Taxable	10,523,277	2,095,257	12,618,534	10,819,498	2,034,645	12,854,143	296,221	2.8	-60,612	-2.9	235,609	1.9

Payment in Lieu

Residential	869	15	883	899	15	914	31	3.5	0	-0.4	31	3.5
Multi-residential	0	0	0	0	0	0	0		0		0	
Com. Occupied	286,920	72,198	359,118	288,918	69,253	358,171	1,998	0.7	-2,945	-4.1	-946	-0.3

Agenda Item # 3.4 ...

Com. Exc. Land	0	0	0	0	0	0	0	0	0	0
Com. Vac. Land	0	0	0	0	0	0	0	0	0	0
Ind. Occupied	85	25	109	87	24	111	3 3.1	-1 -4.0	2 1.4	
Ind. Exc. Land	0	0	0	0	0	0	0	0	0	
Ind. Vac. Land	0	0	0	0	0	0	0	0	0	
Large Ind. Occ.	0	0	0	0	0	0	0	0	0	
Large Ind. Exc.	0	0	0	0	0	0	0	0	0	
Pipelines	0	0	0	0	0	0	0	0	0	
Farm	0	0	0	0	0	0	0	0	0	
Managed Forests	0	0	0	0	0	0	0	0	0	

Commercial Total PIL	286,920	72,198	359,118	288,918	69,253	358,171	1,998 0.7	-2,945 -4.1	-946 -0.3	
Industrial Total PIL	85	25	109	87	24	111	3 3.1	-1 -4.0	2 1.4	
Total PIL	287,873	72,238	360,111	289,904	69,292	359,196	2,031 0.7	-2,946 -4.1	-914 -0.3	

Commercial Grand Total	2,506,916	959,429	3,466,344	2,550,238	930,435	3,480,673	43,322 1.7	-28,994 -3.0	14,328 0.4	
Industrial Grand Total	1,870,923	325,560	2,196,484	1,903,287	308,559	2,211,846	32,363 1.7	-17,001 -5.2	15,362 0.7	
Grand Total	10,811,150	2,167,495	12,978,645	11,109,402	2,103,937	13,213,340	298,252 2.8	-63,558 -2.9	234,695 1.8	

CVA amounts used in above report:

Class	Taxable CVA	PIL CVA	Tax Ratio	Edu. Tax Rate
Residential	362,920,295	54,200	1.000000	0.00221000
New Multi-residential	0	0	1.000000	0.00221000
Multi-residential	11,908,000	0	2.597000	0.00221000
Com. Occupied	66,622,475	8,742,300	2.026121	0.01260000
Com. Exc. Land	927,081	0	1.418285	0.00882000
Com. Vac. Land	1,647,600	0	1.418285	0.00882000
Ind. Occupied	3,300,365	1,900	2.811688	0.01260000
Ind. Exc. Land	308,100	0	1.827597	0.00819000
Ind. Vac. Land	505,200	0	1.827597	0.00819000
Large Ind. Occ.	20,657,924	0	5.127100	0.01260000
Large Ind. Exc.	0	0	3.332615	0.00819000
Pipelines	2,900,000	0	2.526858	0.01260000
Farm	32,200	0	0.250000	0.00055250
Managed Forests	0	0	0.250000	0.00055250

Total 471,729,240 8,798,400

User Parameters

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**TOWN OF FORT FRANCES
ADMINISTRATION & FINANCE DIVISION
TREASURY REPORT 2012/07**

TO: Mayor Avis & Members of Council
FROM: Laurie Witherspoon, Treasurer
DATE: February 2, 2012
SUBJECT: 2010 Surplus

BACKGROUND

As indicated in the BDO Canada LLP Notes to Consolidated Financial Statements for the year ended December 31, 2010, the Town of Fort Frances realized a surplus of \$318,033.97.

In accordance with our Long-Term Capital Financial Plan Policy, any operating surplus over \$25,000 at the end of a fiscal year be transferred to Corporate Reserve Funds for future capital replacements or acquisition of capital assets and to provide flexibility to manage debt as approved by Council.

With the unknown financial impact related to the Assessment Review Board hearing on the horizon, it would be prudent to establish a Contingency Reserve Fund to help fund the outcome. It is my recommendation that Council consider utilizing the \$318,000 prior year surplus and authoring transfer of funds to a Corporate Contingency Reserve Fund.

Council Approval of This Report Will authorize the set up of a Corporate Contingency Reserve Fund and transfer of \$318,000 as at December 31, 2011.
--

The Corporation of the Town of Fort Frances Notes to Consolidated Financial Statements

December 31, 2010

10. Accumulated Surplus

The Municipality segregates its accumulated surplus in the following categories:

	2010	2009
Investment in tangible capital assets		
Tangible capital assets	\$ 87,827,609	\$ 81,992,479
Investment in tangible capital assets under construction	295,728	3,309,921
Long-term debt	(4,484,634)	(4,484,696)
Local improvements to be recovered in future years	(14,560)	(27,335)
Total investment in tangible capital assets	83,624,143	80,790,369
General operating	318,034	207,318
Water	-	(42,079)
Sewer	-	(107,324)
Business improvement area	9,919	4,648
Total operating surplus	327,953	62,563
Other allocated deficits		
Landfill closure	(229,570)	(222,602)
Employee future benefits	(21,000)	(21,000)
Total other allocated deficits	(250,570)	(243,602)
Reserve funds		
Waterworks projects	4,140,807	3,503,833
Water pollution control plant	1,078,312	924,284
Replacement of vehicles and equipment	1,266,231	1,147,971
Library building	205,653	751,279
Landfill closure	233,776	226,067
Parks and cemeteries	46,264	39,758
Social and family assistance	22,383	21,645
Corporate projects	1,602,958	1,876,863
Townsend theatre	78,931	76,346
Total reserve funds	8,675,315	8,568,046
Working capital reserve	735,906	735,906
Investment in government business enterprises	5,671,414	5,654,674
	\$ 98,784,161	\$ 95,567,956

The investment in tangible capital assets represents amounts already spent and invested in infrastructure and other non-financial assets.

Reserve funds represent funds set aside by by-law or Council resolution for specific purposes.

2012 Preliminary Capital Budget
Changes to Capital Budget for January 16/12 Committee of the Whole Meeting

Capital Budget Reductions	Balance	Total Budget	Federal Grants	Provincial Grants	Contribution From Others	Federal Gas Tax Reserve	Unfinanced January 16, 2012			
							Reserve Funds	Funded By Water & Sewer Reserve Funds	Funded By Water & Sewer Rates	Long-Term Debt (Unfinanced)
Council & Staff Lap Tops (iCompass Access)		8,500					8,500			0
Fire SCBA Air Cylinders (was part of 2011 JEPP Funding)		4,000					4,000			0
Fire Alternate EOC - Airport		12,500					12,500			0
Fire Facility Upgrade		5,500					5,500			0
Fire Training Facility		12,000					12,000			0
PW Staff Coffee Room Upgrades/Enlargement (2011 Carryover)		15,000					15,000			0
PW Salt/Sand Storage Building		528,278					105,000			528,278
PW Sidewalk Machine c/w Blower Attachment		105,000					37,000			0
Replace V134 - 1996 Ford Half Ton Truck		37,000					16,554			0
GIS Equipment - Replace Plotter		16,554								0
Upgrades to Portage Storm Sewer Pumping Station		0				-200,000				200,000
Cleaning & Painting of Portage Underpass		25,000					25,000			0
Site Survey to determine Volume of waste since last survey (Operational)		25,000					25,000			0
20Ft. Wide Asphalt Entrance Way from Parking Lot to Airside Apron c/w Sidewalk and Automatic Gate Opener		36,500					36,500			0
Upgrades to Outdoor Rinks - Heated North End Rink Shack		45,000					45,000			0
Lion's Park - Replace Protected Surface around Playground Equipment		17,000					17,000			0
Water - Modelling of Water System		30,000						30,000		0
Fitness Equipment		10,000					10,000			0
Stage Replacement		25,000					25,000			0
Bike/Walking Trail		858,400	171,680	150,000			1,500			536,720
P & D Computer & Monitor		1,500								0
Water Misc. Small Capital Equipment		25,000						25,000		0
Upgrades and Repairs to Backup Polymer Chemical Feed System		10,000						10,000		0
Connecting Link - Traffic Signal Controllers at Kings Hwy/McIrvine and Kings Hwy/Central Pedestrian Signal Upgrades		60,000		54,000			6,000			0
Connecting Link - Roads Phase 1 Reconstruction Scott - Reid to Colon. Rd		1,698,642		1,528,777			169,865			0
Connecting Link - Sewer Phase 1 Reconstruction Scott - Reid to Colon. Rd		343,058						185,084	157,974	0
Connecting Link - Sewer Phase 1 Reconstruction Scott - Reid to Colon. Rd		528,575						528,575		0
Connecting Link - Sidewalks Phase 1 Reconstruction Scott - Reid to Colon. Rd		188,306				188,306				0
Civic Centre - OPP/Fire Hall Roof Replacement (Estimated Increase)		-50,000								-50,000
Total Changes		4,621,313	171,680	1,732,777	0	(11,694)	576,919	778,659	157,974	1,214,998
Revised Capital Totals		4,693,209	82,860	100,000	32,438	743,096	804,741	1,205,742	1,474,332	250,000

DRAFT 2012 CAPITAL BUDGET

Appendix # 4.2 ...

		TOTAL BUDGET	FEDERAL GRANTS	PROVINCIAL GRANTS	CONTRIBUTION FROM OTHERS	FEDERAL GAS TAX RESERVE	RESERVE FUNDS	WATER & SEWER RESERVE FUNDS	FUNDED BY WATER & SEWER RATES	Long-Term Debt Financing
GENERAL GOVERNMENT										
Administration Filing Cabinets	P	1,500					1,500			0
Computer Upgrades	P	25,000					25,000			0
TOTAL GENERAL GOVERNMENT		26,500	0	0	0	0	26,500	0	0	0
PROTECTION										
<i>Fire</i>										
Rescue Truck (Dependant on JEPP Funding)	V	90,000	40,000				50,000			0
Fire Hose Replacement	P	6,000					6,000			0
GIS Equipment & Mapping	P	1,350					1,350			0
TOTAL PROTECTION		97,350	40,000	0	0	0	57,350	0	0	0
TRANSPORTATION										
<i>Large Equipment</i>										
Replace V115 - 1997 Combination Unit Sander/Plow	V	155,000					155,000			0
Replace E320 - 1994 CAT Backhoe/Loader (2011 Carryover)	V	73,440					73,440			0
		228,440	0	0	0	0	228,440	0	0	0
<i>Small Vehicles</i>										
PW Small Equipment	V	8,000					8,000			0
		8,000	0	0	0	0	8,000	0	0	0
<i>GIS/Engineering Services</i>										
GIS Equipment & Mapping	P	2,458					2,458			0
		2,458	0	0	0	0	2,458	0	0	0
<i>Roads</i>										
Sign Retroreflectorimeter (To measure annual retro-reflectivity of traffic control signs)	P	13,000					13,000			0
Upgrades to Portage Ave Storm Sewer Pumping Station (2011 Carryover)		266,667					266,667			0
Oakwood Road Surface Treatment (Dependant on Alberton Twp)		44,877			22,438		22,439			0
Frog Creek Road Surface Treatment		55,650					55,650			0
Surface Treatment 8th Street from Portage to Christie (325 m)		65,000					65,000			0
HL 4 Asphalt from Christie to Victoria Ave. (86 m)		333,340					333,340			0
Phase II 3rd Street East - Victoria Ave to Portage Ave (220 m)		778,534	0	0	22,438		743,096			0
<i>Streetlight Pole Replacement</i>										

DRAFT 2012 CAPITAL BUDGET

Agenda Item # 4.2 ...

		TOTAL BUDGET	FEDERAL GRANTS	PROVINCIAL GRANTS	CONTRIBUTION FROM OTHERS	FEDERAL GAS TAX RESERVE	RESERVE FUNDS	WATER & SEWER RESERVE FUNDS	FUNDED BY WATER & SEWER RATES	Long-Term Debt Financing
Pole Replacement		P	5,000				5,000			0
Replace 36 Street Light Poles along Scott Street		P	131,000				131,000			0
			136,000	0	0	0	136,000	0	0	0
				0			0		0	0
			0	0	0	0	0	0	0	0
Waste Management		B	5,000				5,000			0
Upgrades to Weigh Scale Building (Windows, flooring, etc.)			5,000				5,000			0
				0	0	0	5,000	0	0	0
			1,158,432	0	22,438	743,096	392,898	0	0	0
TOTAL TRANSPORTATION										
PARKS										
Water Front Dock Repairs & Replacement		P	5,000				5,000			0
Small Equipment Replacement - mowers/ whipper snippers		V	5,000				5,000			0
Replace V406 - 1988 Ford Crew Cab Truck		V	37,000				37,000			0
60" Wide Commercial Sweeper attachment for existing John Deere Tractor		V	7,000				7,000			0
TOTAL PARKS			54,000	0	0	0	54,000	0	0	0
CEMETERY										
Replace & Trade-in 2 Riding Lawn Mower Tractors		C	6,000				6,000			0
Portable PC - Hand Held unit for Stone Orchard Software (2011 Carryover)		C	1,000				1,000			0
Repair Foundation of the Columbarium at Riverview Cemetery		C	25,000				25,000			0
Riverview Cemetery Office Building Renovations (Roof, windows, doors, insulation and exterior siding)		C	80,000				80,000			0
TOTAL CEMETERY			112,000	0	0	0	112,000	0	0	0
ENVIRONMENT										
Sanitary Sewer - Collection System										
Small Tools/Equipment			10,000						10,000	0
GIS Equipment & Mapping			2,458						2,458	0
Upgrades to Portage Ave Storm Sewer (2011 Carryover)			133,334						133,334	0
Refurbishing Sanitary Manholes			50,000						50,000	0
Infiltration & Inflow Study			100,000						100,000	0
3rd. St E - Victoria Ave to Portage Ave (220 m)	SS		439,057					281,083	157,974	0
			734,849	0	0	0	0	281,083	453,766	0

DRAFT 2012 CAPITAL BUDGET

Agenda Item # 4.2 ...

4.2. .

Agenda Item # 4.2. .

Misc. Capital Upgrades																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
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Recreation

DRAFT 2012 CAPITAL BUDGET

Agenda Item # 4.2 ...

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Annual Replacement Items for Continued Operations
2011 Carry Over Capital Items either Tendered or Unfinished

2012 CAPITAL BUDGET

Prioritization		TOTAL BUDGET	FEDERAL GRANTS	PROVINCIAL GRANTS	CONTRIBUTION FROM OTHERS	FEDERAL GAS TAX RESERVE	RESERVE FUNDS	WATER & SEWER RESERVE FUNDS	FUNDED BY WATER & SEWER RATES	Long-Term Debt Financing
Capital Items Prioritized - LTD/Reserve Fund Financing										
1	Civic Centre - OPP/Fire Hall Roof Replacement	P	250,000							250,000
2	Roads - Phase II 3rd Street East - Victoria Ave to Portage Ave (220 m)	P	333,340			333,340	13,000			0
3	Roads - Sign Retroreflectometer (To measure annual retro-reflectivity of traffic control signs)	P	13,000				50,000			0
4	Fire - Rescue Truck (Dependant on JEPP Funding)	V	90,000	40,000			25,000			0
5	MSC - Flooring/Locker Replacement	B	25,000				1,000			0
6	Sorting Gap Marina - Cash Register	P	1,000				37,000			0
7	Replace V406 - 1988 Ford Crew Cab Truck	V	37,000				12,000			0
8	P&D - Portage Ave Parking Lot Machine Replacement	P	12,000				20,000			0
9	Townshend Theatre - Stage Replacement	TT	20,000				155,000			0
10	PW - Replace V115 - 1997 Combination Unit Sander/Plow	V	155,000							0
11	Surface Treatment 8th Street from Portage to Christie (325 m)									HL4
12	Asphalt from Christie to Victoria Ave. (86 m)		65,000			65,000				0
13	MSC Auditorium - Tables and Chairs	P	2,500				2,500			0
14	Parks - 60" Wide Com Sweeper attachment for existing John Deere Tractor	V	7,000				7,000			0
15	Administration Filing Cabinets	P	1,500				1,500			0
16	Upgrades to Weigh Scale Building (Windows, flooring, etc.)	B	5,000				5,000			0
17	Riverview Cemetery - Repair Foundation of the Columbarium	C	25,000				25,000			0
18	Cemeteries - Replace & Trade-in 2 Riding Lawn Mower Tractors	C	6,000				6,000			0
19	Riverview Cemetery Office Building Renovations (Roof, windows, doors, insulation and exterior siding)	C	80,000				80,000			0
20	East End Hall Accessibility Project (Dependant on Funding)	B	57,150	42,860			14,290			0
21	Museum - Electronic Storage for Museum Collection	P	10,000				10,000			0
22	Frog Creek Road Surface Treatment		55,650			55,650				0
23	Oakwood Road Surface Treatment (Dependant on Alberton Twp)		44,877		22,438	22,439				0
	Replace 36 Street Light Poles along Scott Street	P	131,000				131,000			0
	Sub-Totals		1,427,017	82,860	0	22,438	595,290	0	0	250,000
Capital Items Dependant on Outside Funding/Agencies										
1	Sunny Cove - Upgrades Russell Hall		65,000	65,000						0
2	Day Care - Small Health & Safety (Dependant on Funding)		10,000		10,000					0
3	Sister Kennedy Centre - Centre Upgrades		10,000	10,000						0
4	Day Care - Infant Care Feasibility Study (Dependant on Funding)		25,000	25,000						0
	Sub-Totals		110,000	0	10,000	0	0	0	0	0
		SK								

2012 CAPITAL BUDGET

Prioritization		TOTAL BUDGET	FEDERAL GRANTS	PROVINCIAL GRANTS	CONTRIBUTION FROM OTHERS	FEDERAL GAS TAX RESERVE	RESERVE FUNDS	WATER & SEWER RESERVE FUNDS	FUNDED BY WATER & SEWER RATES	Long-Term Debt Financing
Capital Items - Annual Replacement										
1	Gen Government - Computer Upgrades	P 25,000					25,000			0
2	Fire - Hose Replacement	P 6,000					6,000			0
3	Fire - GIS Equipment & Mapping	P 1,350					1,350			0
4	Public Works - Small Equipment	V 8,000					8,000			0
5	Engineering - GIS Equipment & Mapping	P 2,458					2,458			0
6	Streetlight - Pole Replacement	P 5,000					5,000			0
7	Parks - Water Front Dock Repairs & Replacement	P 5,000					5,000			0
8	Parks - Small Equipment Replacement - mowers/ whipper snippers	V 5,000					5,000			0
9	Planning & Development -GIS Equipment & Mapping	P 2,203					2,203			0
	Sub-Totals		0	0	0	0	60,011	0	0	0
		60,011								
Capital Items Carried Over from 2011										
1	Replace E320 - 1994 CAT Backhoe/Loader (2011 Carryover)	V 73,440					73,440			0
2	Upgrades to Portage Ave Storm Sewer Pumping Station (2011 Carryover)	C 266,667				266,667				0
3	Portable PC - Hand Held unit for Stone Orchard Software (2011 Carryover)	D 1,000					1,000			0
4	Handi-capped Van Replacement (2011 Carryover)	D 75,000					75,000			0
	Sub-Totals		0	0	0	266,667	149,440	0	0	0
		416,107								
	Sub-Total Capital Budget (Above)		82,860	100,000	32,438	743,096	804,741	0	0	250,000
		2,013,135								
	Sanitary Sewer - Capital Budget	SS 917,849	0	0	0	0	0	281,083	636,766	0
	Water System - Capital Budget	W 1,762,225	0	0	0	0	0	766,685	995,540	0
	Sub-Total Environment Budget		0	0	0	0	0	1,047,768	1,632,306	0
		2,680,074								
	TOTAL CAPITAL		82,860	100,000	32,438	743,096	804,741	1,047,768	1,632,306	250,000
		4,693,209								

2012 Revenue Neutral Starting Tax Rates Comparison to Capital LTD Levy Impact

Property Class	Ratios	2012			Operating Levy - \$55,250			Impact Analysis			
		Municipal Tax Rates	Education Tax Rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax Rates	Total Tax Rate	Municipal Tax Rate Increase	Education Tax Rate Increase	Levy % Change	Tax Levy Increase per 100,000 Assessment
Residential	1.000000	0.01603375	0.0022100	0.01824375	0.0161365	0.0022100	0.01834650	0.641%	0.000%	0.5632%	10.28
Multi-Residential	2.597000	0.04163965	0.0022100	0.04384965	0.0419065	0.0022100	0.04411647	0.641%	0.000%	0.6085%	26.68
Commercial	2.026121	0.03248632	0.0126000	0.04508632	0.0325904	0.0126000	0.04519041	0.320%	0.000%	0.2309%	10.41
Industrial	2.811688	0.04508191	0.0126000	0.05768191	0.0452264	0.0126000	0.05782635	0.320%	0.000%	0.2504%	14.44
Large Industrial	5.127100	0.08220665	0.0126000	0.09480665	0.0824700	0.0126000	0.09507004	0.320%	0.000%	0.2778%	26.34
Pipeline	2.526858	0.04051502	0.0126000	0.05311502	0.0407746	0.0126000	0.05337463	0.641%	0.000%	0.4888%	25.96
Farmland	0.250000	0.00400844	0.0005525	0.00456094	0.0040341	0.0005525	0.00458662	0.641%	0.000%	0.5632%	2.57

2012 Starting Revenue Neutral Tax Ratios & Rates Comparison to 2011

Property Class	Ratios	2011			2012			Impact Analysis			
		Municipal Tax Rates	Education Tax rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate	Municipal Tax Rate Increase in Comparison to 2011	Education Tax Rate Increase in Comparison to 2011	Overall Tax Rate % Increase	Tax Levy Increase per 100,000 Assessment
Residential	1.000000	0.01644436	0.00231000	0.01875436	0.0161365	0.0022100	0.01834650	-1.872%	-4.329%	-2.175%	-40.79
Multi-Residential	2.542670	0.04181258	0.00231000	0.04412258	0.0419065	0.0022100	0.04411647	0.225%	-4.329%	-0.014%	-0.61
Commercial	2.050589	0.03324067	0.01330000	0.04654067	0.0325904	0.0126000	0.04519041	-1.956%	-5.263%	-2.901%	-135.03
Industrial	2.781777	0.04509345	0.01330000	0.05839345	0.0452264	0.0126000	0.05782635	0.295%	-5.263%	-0.971%	-56.71
Large Industrial	5.072556	0.08222768	0.01330000	0.09552768	0.0824700	0.0126000	0.09507004	0.295%	-5.263%	-0.479%	-45.76
Pipeline	2.523034	0.04148968	0.01330000	0.05478968	0.0407746	0.0126000	0.05337463	-1.723%	-5.263%	-2.583%	-141.51
Farmland	0.250000	0.00411109	0.00057750	0.00468859	0.0040341	0.0005525	0.00458662	-1.872%	-4.329%	-2.175%	-10.20

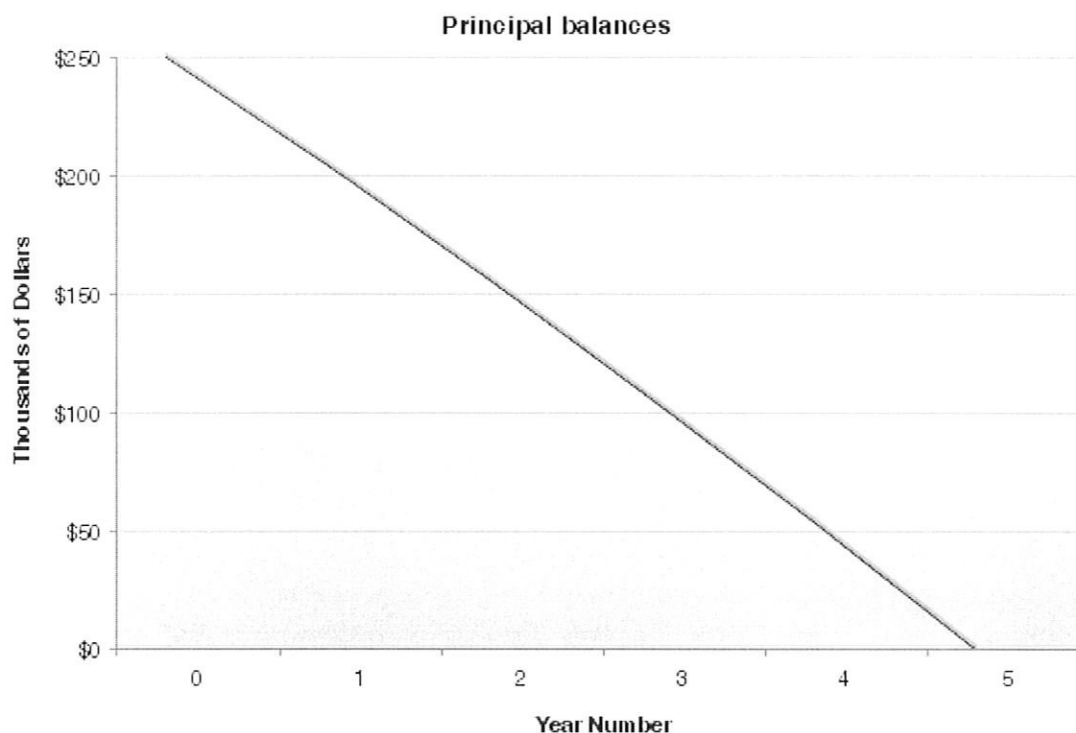
Financial Calculators

from KJE Computer Solutions, LLC



Mortgage Loan Calculator Results

Based on the information you entered, your payment is \$4,604.13 for 5 years with a rate of 4.000%.



Mortgage Summary

Loan amount	\$250,000.00
Term	5 years
Interest rate	4.000%
Monthly payment (PI)	\$4,604.13
Total principal and interest payments	\$276,247.82
Total interest	\$26,247.82

Prepayment Results

Principal prepayments on your mortgage can save you a great deal of interest. They can also shorten the time it takes to pay off your mortgage, in many cases, by several years.

Agenda Item # 4.4 ...**Prepayment Summary**

Amount None

Start with payment

Total payments

Total interest

Interest savings

Payment schedule

Year	Total Payments	Principal Paid	Interest Paid	Ending Principal Balance
				\$250,000.00
1	\$55,249.56	\$46,088.43	\$9,161.13	\$203,911.57
2	\$55,249.56	\$47,966.14	\$7,283.42	\$155,945.43
3	\$55,249.56	\$49,920.36	\$5,329.20	\$106,025.07
4	\$55,249.56	\$51,954.18	\$3,295.38	\$54,070.89
5	\$55,249.58	\$54,070.89	\$1,178.69	\$0.00

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 Financial Calculators at <http://www.dinkytown.net>
 (612) 331-2291
 1730 New Brighton Blvd. PMB #111
 Minneapolis, MN 55413

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Tax Tools, Set 2012 Levies

Using OPTA calculated rates on February 1, 2012 4:55PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Select Method for Setting Levies:

☒ Levy Change

☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

WARNING: Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincially set threshold. The increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality in the space provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Municipality	Levy Type	2012 Base Taxes	2012 Base PIL	2012 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2012 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	$\$10,526,148 + \$284,960 = \$10,811,108 + 55250$				$= \$10,866,358$	Commercial 50 % Industrial 50 %

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation


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Tax Tools, 2012 Overall Levy Changes

Using OPTA calculated rates on February 1, 2012 4:55PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Choose a class and **click OK**.

All

Fort Frances Town, 5912

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01834650	0.5632%
Multi-residential	0.04384965	0.04411647	0.6085%
Commercial	0.04508632	0.04519041	0.2309%
Industrial	0.05768191	0.05782635	0.2504%
Large Industrial	0.09480665	0.09507004	0.2778%
Pipelines	0.05311502	0.05337463	0.4888%
Farm	0.00456094	0.00458662	0.5632%

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01834650	0.5632%
Multi-residential	0.04384965	0.04411647	0.6085%
Commercial	0.04508632	0.04519041	0.2309%
Industrial	0.05768191	0.05782635	0.2504%
Large Industrial	0.09480665	0.09507004	0.2778%
Pipelines	0.05311502	0.05337463	0.4888%
Farm	0.00456094	0.00458662	0.5632%

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Town of Fort Frances - Reserve Funds
Estimated Balances to December 31/2012

Account Name	G/L Account #	Balance as at Dec. 31/11	%	Estimated Annual Interest	Contribution from Revenue Fund, Donations or Payments	2012		NOTES
						2012 Est Reserve Conf'n to Capital/Revenue Fund	2012 Year end estimated Reserve Balance	
Handi-Transit Van-MTO Gas Tax	R-L 60-0809-0000	91,093.54	0.96%	2,874.07	8,000.00	(75,000.00)	26,967.61	
Day Care/Toy Library Donations	R-L 60-0812-0000	2,397.50	0.03%	75.64			2,473.14	
Waterworks Projects	R-L 60-0816-0000	4,353,916.14	45.79%	137,369.44		(766,685.00)	3,724,600.58	
Parks & Cemeteries Projects (Parkland/Lion's)	R-L 60-0823-0000	208,080.64	2.19%	6,565.11	2,500.00		217,145.75	
Public Library & Technology Centre	R-L 60-0827-0000	45,345.56	0.48%	1,430.69			46,776.25	
Sister Kennedy Centre Projects	R-L 60-0832-0000	20,709.39	0.22%	653.40			21,362.79	
Post Landfill Closure	R-L 60-0851-0000	241,338.48	2.54%	7,614.42		(281,083.00)	248,952.90	
Sanitary Sewer Projects	R-L 60-0859-0000	1,004,807.81	10.57%	31,702.47		(20,000.00)	755,427.28	
Townshend Theatre	R-L 60-0871-0000	87,561.98	0.92%	2,762.65	8,500.00	(20,000.00)	78,824.63	
Corporate Vehicles & Equipment	R-L 60-0874-0000	1,387,567.56	14.59%	43,778.84	200,000.00	(335,440.00)	1,295,906.40	
Corporate Buildings	R-L 60-0875-0000	494,698.15	5.20%	15,608.11	150,000.00	(44,290.00)	616,016.26	
Corp. Projects Reserve Fund	R-L 60-0876-0000	1,301,242.57	13.69%	41,055.22	400,000.00	(218,011.00)	1,524,286.79	
Federal Gas Tax	R-L 60-0878-0000	269,722.51	2.84%	8,509.96	497,119.00	(743,096.00)	32,255.47	
<i>SUB-TOTAL</i>		<i>9,508,481.83</i>	<i>100%</i>	<i>300,000.00</i>	<i>1,266,119.00</i>	<i>(2,483,605.00)</i>	<i>8,590,995.83</i>	
Library Building (Separate Acct)	R-L 61-0828-0000	9,331.53		150.00	16,500.00		25,981.53	
Investment Interest				278,717.00				
Solar Project Interest				9,358.00				
B/L 35/96A WPCP Debenture Interest				11,925.00				
				300,000.00				
		9,517,813.36		300,150.00	1,282,619.00	(2,483,605.00)	8,616,977.36	

Clinic Financing Loan	711,110.88	644,444.16	Clinic Financing Loan
Solar Panel Project Loan	276,266.73	252,425.39	Solar Panel Project Loan
Federal Gas Tax	269,722.51	32,255.47	Federal Gas Tax
Corporate Reserve Funds	2,892,657.76	3,181,842.95	Corporate Reserve Funds
Library Building Reserve Funds	9,331.53	25,981.53	Library Building Reserve Funds
Sanitary Sewer Reserve Funds	1,004,807.81	755,427.28	Sanitary Sewer Reserve Funds
Waterworks Reserve Funds	4,353,916.14	3,724,600.58	Waterworks Reserve Funds
	<u>9,517,813.36</u>	<u>8,616,977.36</u>	
		(112,000.00)	Cemetery Fund
		<u>(2,595,605.00)</u>	

Reserve Funds Allocation									
	Corporate Vehicles/Equip	Corporate Buildings	Corporate Projects	Townshend Theatre	Handi-van MTO Gas Tax	Cemetery Reserve Fund	TOTAL	Water & Sewer	Federal Gas Tax
2012									
Gen Government			26,500				26,500		
Fire	50,000		7,350				57,350		
PVW Building/General							0		
PVW Lg Equipment	228,440						228,440		
PVW Sm Vehicles	8,000						8,000		
GIS/E Engineering			2,458				2,458		
Roads			13,000				13,000		743,096
Sidewalks							0		
Streetlight/BIA Lights			136,000				136,000		
Waste Management		5,000					5,000		
Airport							0		
Parks	49,000		5,000				54,000		
Cemetery						112,000	112,000		
Memorial Sports Centre		25,000	2,500				27,500		
Recreation		14,290	1,000				15,290		
Handi-van Transit					75,000		75,000		
Museum			10,000				10,000		
Townshend Theatre				20,000			20,000		
Planning & Development			2,203				2,203		
By-Law			12,000				12,000		
Sub-Total	335,440	44,290	218,011	20,000	75,000	112,000	804,741	0	743,096
Water Reserve								766,685	
Sewer Reserve								281,083	
							804,741	1,047,768	743,096
							\$2,595,605		

2011 RESERVE FUNDS TO DATE

Account Name	G/L Account #	Balance as at Dec 31/10	Contributions to (from) Reserve Funds	Contributions to (from) Reserve Funds	TOTAL 2011 Interest Earned	Interest from FFCC Loan Payments	Contributions to (from) Reserve Funds	Reserve Cont'n to Capital (or	Contributions Required to Date	Estimated Reserve Fund Balance December 31, 2011
Handi-Transit MTO Gas Tax	R-1-60-0809-0000	90,572.64			2,706.60	223.57		(2,409.27)		91,093.54
Daycare/Toy Library Donations	R-1-60-0812-0000	2,322.37			69.40	5.73				2,397.50
Waterworks Projects	R-1-60-0816-0000	4,140,806.89			123,740.05	10,221.20	79,148.00			4,353,916.14
Parks & Cemeteries Projects	R-1-60-0823-0000	46,264.43			1,382.53	114.20		(2,415.60)		45,345.56
Public Library & Technology Centre	R-1-60-0827-0000	205,344.72			6,136.33	506.87		(3,907.28)		208,080.64
Sister Kennedy Centre Projects	R-1-60-0832-0000	20,060.40			599.47	49.52				20,709.39
Post Landfill Closure	R-1-60-0851-0000	233,775.49			6,985.94	577.05				241,338.48
Sanitary Sewer Projects	R-1-60-0859-0000	1,078,312.27			32,223.30	2,661.72	85,000.00	(193,389.48)		1,004,807.81
Townshend Theatre	R-1-60-0871-0000	78,931.43			2,358.71	194.84	6,077.00			87,561.98
Corporate Vehicles/Equipment	R-1-60-0874-0000	1,266,231.39			37,838.89	3,125.58	200,000.00	(119,628.30)		1,387,567.56
Corporate Building	R-1-60-0875-0000	553,416.06			16,537.78	1,366.06	100,000.00	(111,828.66)	(64,793.09)	494,698.15
Corp. Projects Reserve Fund	R-1-60-0876-0000	1,049,541.72			31,363.53	2,590.70	407,880.00	(182,687.10)	(7,446.28)	1,301,242.57
Federal Gas Tax Reserve	R-1-60-0878-0000	1,770.03	248,559.53	248,559.53	3,602.94	608.62		(233,378.14)		269,722.51
		8,767,349.84	248,559.53	248,559.53	265,545.47	22,245.66	878,105.00	(849,643.83)	(72,239.37)	9,508,481.83
Library Building	R-1-61-0828-0000	308.01		43,155.51	523.29	22,245.66	878,105.00	(849,643.83)	(34,655.28)	9,331.53
		8,767,657.85	248,559.53	291,715.04	266,068.76				(106,894.65)	9,517,813.36

2012 Revenue Neutral Starting Tax Rates Comparison to Operating & Capital LTD Levy Impact

		2012			Operating Levy - \$353,544			Impact Analysis			
Property Class	Ratios	Municipal Tax Rates	Education Tax rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate	Municipal Tax Rate Increase	Education Tax Rate Increase	Levy % Change	Tax Levy Increase per 100,000 Assessment
Residential	1.000000	0.01603375	0.0022100	0.01824375	0.0166912	0.0022100	0.01890120	4.100%	0.000%	3.6037%	65.74
Multi-Residential	2.597000	0.04163965	0.0022100	0.04384965	0.0433470	0.0022100	0.04555704	4.100%	0.000%	3.8937%	170.74
Commercial	2.026121	0.03248632	0.0126000	0.04508632	0.0331524	0.0126000	0.04575235	2.050%	0.000%	1.4772%	66.60
Industrial	2.811688	0.04508191	0.0126000	0.05768191	0.0460062	0.0126000	0.05860618	2.050%	0.000%	1.6024%	92.43
Large Industrial	5.127100	0.08220665	0.0126000	0.09480665	0.0838921	0.0126000	0.09649205	2.050%	0.000%	1.7777%	168.54
Pipeline	2.526858	0.04051502	0.0126000	0.05311502	0.0421763	0.0126000	0.05477629	4.100%	0.000%	3.1277%	166.13
Farmland	0.250000	0.00400844	0.0005525	0.00456094	0.0041728	0.0005525	0.00472530	4.100%	0.000%	3.6037%	16.44

2012 Starting Revenue Neutral Tax Ratios & Rates Comparison to 2011

	2011			2012			Impact Analysis				
							Municipal Tax Rate Increase in Comparison to 2011	Education Tax Rate Increase in Comparison to 2011	Overall Tax Rate % Increase	Tax Levy Increase per 100,000 Assessment	
Property Class	Ratios	Municipal Tax Rates	Education Tax rates	Total Tax Rate	Total Municipal Tax Rate	Education Tax rates	Total Tax Rate				
Residential	1.000000	0.01644436	0.00231000	0.01875436	0.0166912	0.0022100	0.01890120	1.501%	-4.329%	0.783%	14.68
Multi-Residential	2.542670	0.04181258	0.00231000	0.04412258	0.0433470	0.0022100	0.04555704	3.670%	-4.329%	3.251%	143.45
Commercial	2.050589	0.03324067	0.01330000	0.04654067	0.0331524	0.0126000	0.04575235	-0.266%	-5.263%	-1.694%	-78.83
Industrial	2.781777	0.04509345	0.01330000	0.05839345	0.0460062	0.0126000	0.05860618	2.024%	-5.263%	0.364%	21.27
Large Industrial	5.072556	0.08222768	0.01330000	0.09552768	0.0838921	0.0126000	0.09649205	2.024%	-5.263%	1.010%	96.44
Pipeline	2.523034	0.04148968	0.01330000	0.05478968	0.0421763	0.0126000	0.05477629	1.655%	-5.263%	-0.024%	-1.34
Farmland	0.250000	0.00411109	0.00057750	0.00468859	0.0041728	0.0005525	0.00472530	1.501%	-4.329%	0.783%	3.67


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Tax Tools, Set 2012 Levies

Using OPTA calculated rates on February 1, 2012 4:12PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Select Method for Setting Levies:

☒ Levy Change

☐ Total Levy

The expected residential rate method cannot be used because the rate increase restriction.

☒ Use PIL in Tax Rate calculation

OK

WARNING: Rate increase restriction is in effect because the tax ratio of one or more of the business property classes exceeds the provincially set threshold. The increase in the general tax rate for the restricted class will be limited to the Rate Increase Restriction Factor. Please enter the factor for your municipality in the space provided. Click View Restricted Tax Rate Calculation below to view the calculation of the restricted general municipal tax rates

Municipality	Levy Type	2012 Base Taxes	2012 Base PIL	2012 Base Tax Revenue	Levy/PIL Revenue Change	Estimated 2012 Levy/PIL Revenue	Rate Increase Restriction Factor
Fort Frances Town	General	$\$10,526,148 + \$284,960 = \$10,811,108 + 353544$				$= \$11,164,652$	Commercial 50 % Industrial 50 %

Calculate Levy

View Tax Ratios

View Restricted Tax Rate Calculation


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Tax Tools, 2012 Overall Levy Changes

Using OPTA calculated rates on February 1, 2012 4:14PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Choose a class and **click OK**.

All

Fort Frances Town, 5912

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01890120	3.6037%
Multi-residential	0.04384965	0.04555704	3.8937%
Commercial	0.04508632	0.04575235	1.4772%
Industrial	0.05768191	0.05860618	1.6024%
Large Industrial	0.09480665	0.09649205	1.7777%
Pipelines	0.05311502	0.05477629	3.1277%
Farm	0.00456094	0.00472530	3.6037%

	2012 Notional Base Rates	2012 Rates	Overall Levy Change
Residential	0.01824375	0.01890120	3.6037%
Multi-residential	0.04384965	0.04555704	3.8937%
Commercial	0.04508632	0.04575235	1.4772%
Industrial	0.05768191	0.05860618	1.6024%
Large Industrial	0.09480665	0.09649205	1.7777%
Pipelines	0.05311502	0.05477629	3.1277%
Farm	0.00456094	0.00472530	3.6037%

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Tax Tools, 2012 Tax Impact Summary

Using OPTA calculated rates on February 1, 2012 4:13PM.

Assessment Data Filter Option Used: No Filter with 2012 Revenue Neutral Ratios

Fort Frances Town, 5912

Class	2011 Total Year End Taxation			2012 Estimated Total Taxation (\$)			Difference Between 2011 and 2012 Taxation					
	Municipal	Education	Total 2011	Municipal	Education	Total 2012	Municipal		Education		Total Change	
							\$	%	\$	%	\$	%
Taxable												
Residential	5,818,976	817,416	6,636,391	6,057,575	802,054	6,859,629	238,599	4.1	-15,362	-1.9	223,238	3.4
Multi-residential	495,845	27,394	523,239	516,177	26,317	542,493	20,332	4.1	-1,077	-3.9	19,255	3.7
Com. Occupied	2,162,493	864,223	3,026,716	2,208,692	838,473	3,047,165	46,198	2.1	-25,750	-3.0	20,449	0.7
Com. Exc. Land	20,414	8,168	28,582	21,514	8,177	29,691	1,100	5.4	9	0.1	1,109	3.9
Com. Vac. Land	37,089	14,840	51,928	38,235	14,532	52,767	1,147	3.1	-308	-2.1	839	1.6
Ind. Occupied	148,404	43,771	192,174	151,837	41,585	193,422	3,433	2.3	-2,186	-5.0	1,247	0.6
Ind. Exc. Land	8,993	2,652	11,645	9,213	2,523	11,737	221	2.5	-129	-4.9	92	0.8
Ind. Vac. Land	14,789	4,362	19,151	15,108	4,138	19,245	318	2.2	-224	-5.1	94	0.5
Large Ind. Occ.	1,698,653	274,750	1,973,404	1,733,036	260,290	1,993,325	34,382	2.0	-14,461	-5.3	19,922	1.0
Large Ind. Exc.	0	0	0	0	0	0	0		0		0	
Pipelines	117,494	37,664	155,157	122,311	36,540	158,851	4,818	4.1	-1,124	-3.0	3,694	2.4
Farm	128	18	146	134	18	152	6	4.7	0	-1.3	6	3.9
Managed Forests	0	0	0	0	0	0	0		0		0	
Commercial Total Taxable	2,219,996	887,230	3,107,226	2,268,442	861,182	3,129,623	48,446	2.2	-26,049	-2.9	22,397	0.7
Industrial Total Taxable	1,870,839	325,535	2,196,374	1,909,194	308,535	2,217,729	38,355	2.1	-17,000	-5.2	21,355	1.0
Total Taxable	10,523,277	2,095,257	12,618,534	10,873,832	2,034,645	12,908,478	350,555	3.3	-60,612	-2.9	289,943	2.3

Payment in Lieu

Residential	869	15	883	905	15	919	36	4.2	0	-0.4	36	4.1
Multi-residential	0	0	0	0	0	0	0		0		0	
Com. Occupied	286,920	72,198	359,118	289,828	69,253	359,081	2,908	1.0	-2,945	-4.1	-37	0.0

Agenda Item # 4.6 ...

Com. Exc. Land	0	0	0	0	0	0	0	0	0	0
Com. Vac. Land	0	0	0	0	0	0	0	0	0	0
Ind. Occupied	85	25	109	87	24	111	3 3.4	-1 -4.0	2 1.7	
Ind. Exc. Land	0	0	0	0	0	0	0	0	0	
Ind. Vac. Land	0	0	0	0	0	0	0	0	0	
Large Ind. Occ.	0	0	0	0	0	0	0	0	0	
Large Ind. Exc.	0	0	0	0	0	0	0	0	0	
Pipelines	0	0	0	0	0	0	0	0	0	
Farm	0	0	0	0	0	0	0	0	0	
Managed Forests	0	0	0	0	0	0	0	0	0	

Commercial Total PIL	286,920	72,198	359,118	289,828	69,253	359,081	2,908 1.0	-2,945 -4.1	-37 0.0	
Industrial Total PIL	85	25	109	87	24	111	3 3.4	-1 -4.0	2 1.7	
Total PIL	287,873	72,238	360,111	290,820	69,292	360,112	2,947 1.0	-2,946 -4.1	1 0.0	

Commercial Grand Total	2,506,916	959,429	3,466,344	2,558,269	930,435	3,488,704	51,354 2.0	-28,994 -3.0	22,360 0.6	
Industrial Grand Total	1,870,923	325,560	2,196,484	1,909,281	308,559	2,217,840	38,358 2.1	-17,001 -5.2	21,357 1.0	
Grand Total	10,811,150	2,167,495	12,978,645	11,164,652	2,103,937	13,268,590	353,502 3.3	-63,558 -2.9	289,945 2.2	

CVA amounts used in above report:

Class	Taxable CVA	PIL CVA	Tax Ratio	Edu. Tax Rate
Residential	362,920,295	54,200	1.000000	0.00221000
New Multi-residential	0	0	1.000000	0.00221000
Multi-residential	11,908,000	0	2.597000	0.00221000
Com. Occupied	66,622,475	8,742,300	2.026121	0.01260000
Com. Exc. Land	927,081	0	1.418285	0.00882000
Com. Vac. Land	1,647,600	0	1.418285	0.00882000
Ind. Occupied	3,300,365	1,900	2.811688	0.01260000
Ind. Exc. Land	308,100	0	1.827597	0.00819000
Ind. Vac. Land	505,200	0	1.827597	0.00819000
Large Ind. Occ.	20,657,924	0	5.127100	0.01260000
Large Ind. Exc.	0	0	3.332615	0.00819000
Pipelines	2,900,000	0	2.526858	0.01260000
Farm	32,200	0	0.250000	0.00055250
Managed Forests	0	0	0.250000	0.00055250

Total 471,729,240 8,798,400

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February 2, 2012

Report To: Mayor & Council

From: Doug Brown, Manager Operations & Facilities

SUBJECT: Report No. 3 Establishing 2012 Water & Sewer Rates

Further to the Operations & Facilities Executive Committee meeting on February 1, 2012, Administration was to prepare several rate scenarios for Council to consider at the next Committee of the Whole meeting on February 6, 2012.

The rate adjustment scenarios were developed with the following criteria;

- Continue to make rate adjustments between the ICI and residential rate classes in 2012 to address the built-in inequities.
- Two revenue targets - \$ 100,000 and 200,000
- Four different rate increases to the ICI class – 3%, 5%, 6% & 7.5%.
- Three different reductions in the amount of water included in the minimum ICI flat rate; 120, 180 & 204 cu. meters.

Several spreadsheets are attached outlining the scenarios listed above and will be reviewed in detail at the budget meeting.

- **Spreadsheet No.1-** Summarizes the revenue increases under the following scenarios;
 - The amount of cu. meters is reduced in the ICI class; from 216 in 2011 to 120, 180 & 204 in 2012 for each customer due to capital component.
 - No rate increase for residential and non-residential customers
 - No volumetric rate increase for the ICI class.
 - No increase to fire hydrants & sprinklers
 - No increase to ICI minimum rate

Traditionally Administration has been very conservative when forecasting the revenue from the ICI class and is of the opinion that using the 2011 actual water consumption from this class in forecasting revenue in 2012 is still a conservative approach due to the following factors;

- Approximately 184 meters were replaced or installed prior to the first billing cycle. Basically more accurate meters equal more revenue.
- Elimination of all water meter by-pass plumbing for smaller size meters (<or= 2 inch diameter meters)
- Installation of seals on the larger by-pass valves (> 2 inch diameter meters)
- All ICI customers will be metered prior to the first billing cycle.

The additional revenue under these scenarios is as follows;

- 120 cu. meters is \$ 163,636.83
 - 180 cu. meters is \$ 144,695.64
 - 204 cu. meters is \$ 140,796.30
-
- **Spreadsheet No. 2** - Outlines the impact to each individual ICI customer under the scenarios outlined in spreadsheet No. 1.
 - **Spreadsheet No. 3** – Summarizes the revenue increases under the following scenarios;
 - The amount of cu. meters is reduced to **120 cu. meters** in the ICI class from 216 in 2011
 - No rate increase for residential and non-residential customers
 - Volumetric rate increases of 3%, 5%, 6% & 7.5% for the ICI class.
 - Fire hydrants & sprinklers same increases as the volumetric rate increases
 - No increase to ICI minimum rate

The additional revenue under these scenarios is as follows;

- 120 cu. meters & 3% is \$ 190,141.98
 - 120 cu. meters & 5% is \$ 211,885.56
 - 120 cu. meters & 6% is \$ 218,562.84
 - 120 cu. meters & 7.5% is \$ 230,746.48
-
- **Spreadsheet No. 4** – Shows the impact to each individual ICI customer under the scenarios outlined in spreadsheet No. 3

- **Spreadsheet No. 5** – Summarizes the revenue increases under the following scenarios;
 - The amount of cu. meters is reduced to **180 cu. meters** in the ICI class
 - No rate increase for residential and non-residential customers
 - Volumetric rate increases of 3%, 5%, 6% & 7.5% for the ICI class
 - Fire hydrants & sprinklers same increases as the volumetric rate increases
 - No increase to ICI minimum rate

The additional revenue under these scenarios is as follows;

- 180 cu. meters & 3% is \$ 167,228.24
 - 180 cu. meters & 5% is \$ 188,217.20
 - 180 cu. meters & 6% is \$ 194,925.82
 - 180 cu. meters & 7.5% is \$ 206,798.70
- **Spreadsheet No. 6** – Shows the impact to each individual ICI customer under the scenarios outlined in spreadsheet No. 5

- **Spreadsheet No. 7** – Summarizes the revenue increases under the following scenarios;
 - The amount of cu. meters is reduced to **204 cu. meters** in the ICI class
 - No rate increase for residential and non-residential customers
 - Volumetric rate increases of 3%, 5%, 6% & 7.5% for the ICI class.
 - Fire hydrants & sprinklers same increases as the volumetric rate increases
 - No increase to ICI minimum rate

The additional revenue under these scenarios is as follows;

- 204 cu. meters & 3% is \$ 158,427.58
 - 204 cu. meters & 5% is \$ 179,294.42
 - 204 cu. meters & 6% is \$ 186,055.54
 - 204 cu. meters & 7.5% is \$ 210,680.17
- **Spreadsheet No. 8** – Shows the impact to each individual ICI customer under the scenarios outlined in spreadsheet No. 7
 - **Spreadsheet No. 9** – Summarizes all the scenarios impacts to the ICI class. Administration is of the opinion that the amount of water provided and included in the minimum ICI flat rate should be reduced from 18 cu. meters in 2011 per

month to 11 cubic meters per month in 2012. This will coincide with the percentage of the capital component included in the water and sewer rate structure and that every water customer is responsible for on-going capital costs.

As a result of all the information gathered from reviewing the above-mentioned scenarios, Administration is recommending that Council consider the following rate adjustments in 2012.

- Increase the water and sewer rates in order that 5% additional revenue is collected in 2012 compared to the 2011 forecasted revenue. This equates to \$ 217,000 in additional revenue.
 - Residential rate increased by 1%
 - The non-residential rate would be \$ 4.57 per cu. meter or 1.0% increase
 - Fire Hydrant and Sprinkler System rates increased by 3.0%
 - The ICI monthly flat rate in 2012 is the same as in 2011 set at \$ 84.60 per month or \$1,015.20 per year. However the amount of water provided and included in the minimum ICI flat rate is reduced from 18 cu. meters in 2011 per month to 11 cubic meters per month in 2012.
 - There will be a reduction to all ICI customers of 7 cu. meters per month.
 - ICI volumetric rate is increase to **\$2.22** per cubic meter compared to \$ 2.16 in 2011 or an increase of \$ 0.06 per cu. meter (220 imperial gallons).
-
- Please find spreadsheet No. 10 showing a summary of the increases in the rates compared to 2011. Also spreadsheet No. 11 - Shows the impact to each individual ICI customer under the rates outlined in spreadsheet No. 10.

The Committee of the Whole recommends the following;

- 1)
- 2)

Respectfully submitted,
Operations & Facilities Division



Doug Brown, P. Eng.
Operations & Facilities Manager

2012Janreport2waterandsewerratesfor2012.doc

for 2012 For 2011

	Revised	2011	2011	2012 +ICI 120	2012 -2011	2012 to 2011	2012-2011	2012 +ICI 180	2012	2012 -2011	2012 to 2011	2012 +ICI 204	2012	2012 -2011 +6%	2012 to 2011		
	# of Units	# of Units	2010+ 1% to 9.78%	Forecasted revenue	Residential 0%	Forecasted Revenue	% Increase	Revenue difference	Residential 0%	Forecasted revenue	Forecasted Revenue	% Increase	Residential 0%	Forecasted Revenue	Forecasted Revenue	% Increase	
Water	Flat Residential (un-metered)	3580	3580	\$35.47	\$1,523,593.58	\$35.47	\$1,523,593.58	0.00%	\$0.00	\$35.47	\$1,523,593.58	\$0.00	0.00%	\$35.47	\$1,523,593.58	\$0.00	0.00%
	Churches- September 1st, 2010	14	14	\$35.47	\$5,958.19	\$35.47	\$5,958.19	0.00%	\$0.00	\$35.47	\$5,958.19	\$0.00	0.00%	\$35.47	\$5,958.19	\$0.00	0.00%
	Flat Commercial General (un-metered)	7	7	\$45.00	\$3,780.00	\$45.00	\$3,780.00	0.00%	\$0.00	\$45.00	\$3,780.00	\$0.00	0.00%	\$45.00	\$3,780.00	\$0.00	0.00%
	Mereted - Couchiching First Nation	96819	93998	\$2.40	\$225,595.20	\$2.40	\$232,365.60	0.00%	\$6,770.40	\$2.40	\$232,365.60	\$6,770.40	0.00%	\$2.40	\$232,365.60	\$6,770.40	0.00%
	Mereted - Commercial -280	433978	467980	\$1.15	\$538,177.00	\$1.15	\$615,417.23	0.00%	\$77,240.23	\$1.15	\$605,332.48	\$67,155.48	0.00%	\$1.15	\$603,256.76	\$65,079.76	0.00%
Private Hydrants	23	23	\$45.73	\$12,621.95	\$47.10	\$13,000.61	3.00%	\$378.66	\$48.02	\$13,253.05	\$631.10	5.00%	\$48.48	\$13,379.27	\$757.32	6.00%	
	Private Sprinklers	30	30	\$14.34	\$5,161.28	\$14.77	\$5,316.12	3.00%	\$154.84	\$15.05	\$5,419.34	\$258.06	5.00%	\$15.20	\$5,470.96	\$309.68	6.00%
	Mereted Non-Resident (5 accounts)	1251	2449	\$2.40	\$5,877.60	\$2.40	\$3,002.40	0.00%	-\$2,875.20	\$2.40	\$3,002.40	-\$2,875.20	0.00%	\$2.40	\$3,002.40	-\$2,875.20	0.00%
	2-Nanicos, 1-FF Tribal Area Health Unit,				\$2,320,764.80		\$2,402,433.73		\$81,668.93		\$2,392,704.64	\$71,939.84			\$2,390,806.75	\$70,041.95	
	1-Myer's Hanger-metered																
Sewer																	
Flat Residential (un-metered)	3565	3557	\$31.29	\$1,335,736.02	\$31.29	\$1,338,740.21	0.00%	\$3,004.19	\$31.29	\$1,338,740.21	\$3,004.19	0.00%	\$31.29	\$1,338,740.21	\$3,004.19	0.00%	
	Churches- September 1st, 2010	14	14	\$31.29	\$5,257.32	\$31.29	\$5,257.32	0.00%	\$0.00	\$31.29	\$5,257.32	\$0.00	0.00%	\$31.29	\$5,257.32	\$0.00	0.00%
	Flat Commercial General (un-metered)	7	7	\$39.60	\$3,326.40	\$39.60	\$3,326.40	0.00%	\$0.00	\$39.60	\$3,326.40	\$0.00	0.00%	\$39.60	\$3,326.40	\$0.00	0.00%
	Mereted -Couchiching First Nation	96819	93998	\$2.12	\$199,275.76	\$2.12	\$205,256.28	0.00%	\$5,980.52	\$2.12	\$205,256.28	\$5,980.52	0.00%	\$2.12	\$205,256.28	\$5,980.52	0.00%
	Mereted Commercial -280	425840	459842	\$1.01	\$464,440.42	\$1.01	\$540,496.87	0.00%	\$76,056.45	\$1.01	\$531,639.83	\$67,199.41	0.00%	\$1.01	\$529,816.81	\$65,376.39	0.00%
Metered Non-Resident (5 accounts)	1251	2449	\$2.12	\$5,191.88	\$2.12	\$2,652.12	0.00%	-\$2,539.76	\$2.12	\$2,652.12	-\$2,539.76	0.00%	\$2.12	\$2,652.12	-\$2,539.76	0.00%	
	Subtotal				\$2,013,227.81		\$2,095,729.20		\$82,501.40		\$2,086,872.16	\$73,644.36		\$2,085,049.14	\$71,821.34		

Summary of - Water & Sewer Rates & Yearly impact &	2011	total unit price	2012-2011	Yearly impact in \$	2012 Yearly Amount	total unit price	2012-2011	2012 Yearly Amount	Yearly impact in \$	total unit price	2012-2011	2012 Yearly Amount	Yearly impact in \$
Flat Residential (un-metered)		\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11
Churches- September 1st, 2010		\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11
Flat Commercial General (un-metered)		\$84.60	\$0.00	\$0.00	\$1,015.20	\$84.60	\$0.00	\$0.00	\$1,015.20	\$84.60	\$0.00	\$0.00	\$1,015.20
Merered - Couchiching First Nation		\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00		
Merered - Commercial -280		\$2.16	\$0.00			\$2.16	\$0.00			\$2.16	\$0.00		
Private Hydrants		\$45.73	\$1.37	\$16.46	\$565.24	\$48.02	\$2.29	\$27.44	\$576.22	\$48.48	\$2.74	\$32.93	\$581.71
Private Sprinklers		\$14.34	\$0.43	\$5.16	\$177.20	\$15.05	\$0.72	\$8.60	\$180.64	\$15.20	\$0.86	\$10.32	\$182.37
Merered Non-Resident (4 accounts)		\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00		
2-Nanicos, 1-FF Tribal Area Health Unit,													
1-Myer's Hanger-metered													

Report No. 3 Establishing 2012 Water & Sewer Rates

Agenda Item # 5.1 ...

Spreadsheet No. 2- ICI customers showing 120, 180 & 204 cu meter per year & Volumetric rate increases - 0%																			
Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	Revenue	2011 Actual	2012 Forecasted cu. meter is \$2.16 + 120 cumeters	2012 to 2011 Revenue	2012 to 2011 % increase	2012 Forecasted	2012 Forecasted cu. meter is \$2.16 + 180 cumeters	2012 to 2011 Revenue	2012 to 2011 % increase	2012 Forecasted	2012 Forecasted cu. meter is \$2.16 + 204 cumeters	2012 to 2011 Revenue	2012 to 2011 % Increase	2012 Forecasted		
																		per cu. meter	cost per cu. meter
61		760	513	247	\$2,190.47	\$2.88	\$2,397.80	\$207.33	9.5%	\$3.15	\$2,268.20	\$77.73	3.5%	\$2.98	\$2,216.36	\$25.89	1.2%	\$2.92	
62	vacant for winter	713	84	629	\$1,779.98	\$2.49	\$2,297.05	\$517.07	29.0%	\$3.22	\$2,167.45	\$387.47	21.8%	\$3.04	\$2,115.61	\$335.63	18.9%	\$2.97	
63	St. Francis School	706	774	-68	\$2,134.48	\$3.02	\$2,281.34	\$146.86	-1.1%	\$3.23	\$2,151.74	\$17.26	0.8%	\$3.05	\$2,099.90	-\$34.58	-1.6%	\$2.97	
64	vacant for winter	700	355	345	\$1,751.11	\$2.50	\$2,268.18	\$517.07	29.5%	\$3.24	\$2,138.58	\$387.47	22.1%	\$3.05	\$2,086.74	\$335.63	19.2%	\$2.98	
65	1013811 (sub shop)	691	715	-24	\$2,081.17	\$3.01	\$2,249.19	\$168.02	8.1%	\$3.25	\$2,119.59	\$38.42	1.8%	\$3.07	\$2,067.75	-\$13.42	-0.6%	\$2.99	
66	NO SEWER INACTIVE IN WINTER	685	1477	-792	\$1,155.77	\$1.69	\$1,190.15	\$34.38	3.0%	\$1.74	\$1,121.15	-\$34.62	-3.0%	\$1.64	\$1,093.55	-\$62.22	-5.4%	\$1.60	
67	Le Hoa Restaurant	672	655	17	\$2,000.09	\$2.98	\$2,207.45	\$207.36	10.4%	\$3.29	\$2,077.85	\$77.76	3.9%	\$3.09	\$2,026.01	\$25.92	1.3%	\$3.02	
68	Mekong Restaurant	664	564	100	\$1,983.37	\$2.99	\$2,090.16	\$106.79	5.4%	\$3.15	\$2,061.11	\$77.74	3.9%	\$3.10	\$2,124.05	\$140.68	7.1%	\$3.20	
69	Mill new meter in 2011	626		626	\$839.62	\$1.34	\$2,006.16	\$1,166.54	138.9%	\$3.20	\$1,979.38	\$1,139.76	135.7%	\$3.16	\$2,037.41	\$1,197.79	142.7%	\$3.25	
70	Fort Frances Clinic	615	679	-64	\$1,876.23	\$3.05	\$1,980.05	\$103.82	5.6%	\$3.22	\$1,953.98	\$77.75	4.1%	\$3.18	\$2,010.48	\$134.25	7.2%	\$3.27	
71	fitness centre	594	892	-298	\$1,830.96	\$3.08	\$1,933.53	\$102.57	5.6%	\$3.26	\$1,908.71	\$77.75	4.2%	\$3.22	\$1,962.49	\$131.53	7.2%	\$3.31	
72	Car Dealership	579	533	46	\$1,799.06	\$3.11	\$1,900.73	\$101.67	5.7%	\$3.28	\$1,876.80	\$77.74	4.3%	\$3.24	\$1,928.65	\$129.59	7.2%	\$3.33	
73	St. Francis School	573	555	18	\$1,794.91	\$3.13	\$1,887.21	\$92.30	5.1%	\$3.29	\$1,863.64	\$68.73	3.8%	\$3.25	\$1,914.70	\$119.79	6.7%	\$3.34	
74	Bed & Breakfast	570	570	0	\$1,857.38	\$3.26	\$1,880.75	\$23.37	1.3%	\$3.30	\$1,857.35	-\$0.03	0.0%	\$3.26	\$1,908.04	\$50.66	2.7%	\$3.35	
75	Trailer Park	559	481	78	\$1,756.03	\$3.14	\$1,856.53	\$100.50	5.7%	\$3.32	\$1,833.79	\$77.76	4.4%	\$3.28	\$1,883.06	\$127.03	7.2%	\$3.37	
76	Recreational	551	330	221	\$1,738.46	\$3.16	\$1,838.45	\$99.99	-26.2%	\$3.34	\$1,816.20	\$77.74	4.5%	\$3.30	\$1,864.41	\$125.95	7.2%	\$3.38	
77	Mill	549	438	111	\$1,906.14	\$3.47	\$1,833.82	-\$72.32	-3.8%	\$3.34	\$1,811.69	-\$94.45	-5.0%	\$3.30	\$1,859.63	-\$46.51	-2.4%	\$3.39	
78	Rainbow Motel	541	827	-286	\$1,717.18	\$3.17	\$1,816.56	\$99.38	5.8%	\$3.36	\$1,794.90	\$77.72	4.5%	\$3.32	\$1,841.83	\$124.65	7.3%	\$3.40	
79	Pydies Plumbing etc	541	422	119	\$1,717.00	\$3.17	\$1,816.43	\$99.43	5.8%	\$3.36	\$1,794.78	\$77.78	4.5%	\$3.32	\$1,841.70	\$124.70	7.3%	\$3.40	
80	Gabring's	532	318	214	\$1,697.91	\$3.19	\$1,796.77	\$98.86	5.8%	\$3.38	\$1,775.65	\$77.74	4.6%	\$3.34	\$1,821.41	\$123.50	7.3%	\$3.42	
81	Bayview Motel	526	740	-214	\$1,697.12	\$3.22	\$1,784.37	\$87.25	5.1%	\$3.39	\$1,763.58	\$66.46	3.9%	\$3.35	\$1,808.62	\$111.50	6.6%	\$3.44	
82		519	286	233	\$1,670.60	\$3.22	\$1,768.70	\$98.10	5.9%	\$3.41	\$1,748.33	\$77.73	4.7%	\$3.37	\$1,792.46	\$121.86	7.3%	\$3.45	
83	Beside North Amer.	514	292	222	\$1,659.35	\$3.23	\$1,751.12	\$97.77	5.9%	\$3.42	\$1,737.07	\$77.72	4.7%	\$3.38	\$1,780.51	\$121.66	7.3%	\$3.46	
84	restaurant	495	757	-262	\$1,618.65	\$3.27	\$1,715.31	\$96.66	6.0%	\$3.46	\$1,696.39	\$77.74	4.8%	\$3.42	\$1,737.39	\$118.74	7.3%	\$3.51	
85	Suds and Tubs	484	730	-246	\$1,593.13	\$3.29	\$1,689.10	\$95.97	6.0%	\$3.49	\$1,670.89	\$77.76	4.9%	\$3.46	\$1,710.35	\$117.22	7.4%	\$3.54	
86	LaFlambe Restaurant	475	596	-121	\$1,573.77	\$3.32	\$1,669.19	\$95.42	6.1%	\$3.52	\$1,651.51	\$77.74	4.9%	\$3.48	\$1,698.81	\$116.04	7.4%	\$3.56	
87	Court House metric	471	288	183	\$1,566.00	\$3.32	\$1,661.22	\$95.22	-4.4%	\$3.53	\$1,643.76	\$77.76	5.0%	\$3.49	\$1,681.59	\$115.59	7.4%	\$3.57	
88	Hammonds Landscaping NO SEWER	461	265	196	\$908.02	\$1.97	\$932.11	\$24.09	2.7%	\$2.02	\$863.11	-\$44.91	-4.9%	\$1.87	\$835.51	-\$72.51	-8.0%	\$1.81	
89	Hair Dresser	447	432	15	\$1,514.98	\$3.39	\$1,722.32	\$207.34	13.7%	\$3.85	\$1,592.72	\$77.74	5.1%	\$3.56	\$1,540.88	\$25.90	1.7%	\$3.44	
90	Offices	442	150	292	\$1,568.23	\$3.55	\$1,710.12	\$141.89	9.0%	\$3.87	\$1,580.52	\$12.29	0.8%	\$3.58	\$1,614.54	\$46.31	3.0%	\$3.66	
91		441	214	227	\$1,500.74	\$3.40	\$1,708.09	\$207.35	13.8%	\$3.88	\$1,578.49	\$77.75	5.2%	\$3.58	\$1,612.39	\$111.65	7.4%	\$3.66	
92	Institutional	429	301	128	\$1,475.70	\$3.44	\$1,683.05	\$207.35	14.1%	\$3.92	\$1,553.45	\$77.75	5.3%	\$3.62	\$1,585.84	\$110.14	7.5%	\$3.69	
93	Sight and Sound	428	441	-13	\$1,540.98	\$3.60	\$1,680.99	\$140.01	9.1%	\$3.93	\$1,551.39	\$10.41	0.7%	\$3.62	\$1,583.66	\$42.68	2.8%	\$3.70	
94	Restaurant	414	446	-32	\$1,441.96	\$3.49	\$1,649.27	\$207.31	14.4%	\$3.99	\$1,519.67	\$77.71	5.4%	\$3.67	\$1,550.03	\$108.07	7.5%	\$3.75	
95	Good Impression	412	341	71	\$1,437.68	\$3.49	\$1,645.04	\$207.36	14.4%	\$4.00	\$1,515.44	\$77.76	5.4%	\$3.68	\$1,545.55	\$107.87	7.5%	\$3.76	
96	Offices	411	342	69	\$1,435.62	\$3.50	\$1,642.97	\$207.35	14.4%	\$4.00	\$1,513.37	\$77.75	5.4%	\$3.69	\$1,543.35	\$107.73	7.5%	\$3.76	
97	The Place (Food retail Store)	404	579	-175	\$1,421.48	\$3.52	\$1,628.84	\$207.36	14.6%	\$4.03	\$1,499.24	\$77.76	5.5%	\$3.71	\$1,528.38	\$106.90	7.5%	\$3.78	
98	Public Works new metered account in 2011	391		391	\$936.00	\$2.39	\$1,600.56	\$664.56	71.0%	\$4.09	\$1,470.96	\$534.96	57.2%	\$3.76	\$1,498.39	\$662.39	60.1%	\$3.83	
99	Nelson St Scale Shack	388	301	87	\$1,490.26	\$3.61	\$1,594.75	\$194.49	13.9%	\$4.11	\$1,465.15	\$64.89	4.6%	\$3.77	\$1,492.23	\$91.97	6.6%	\$3.84	
100	Lawyer's office	385	367	18	\$1,380.85	\$3.58	\$1,588.19	\$207.34	15.0%	\$4.12	\$1,456.59	\$77.74	5.6%	\$3.79	\$1,485.28	\$104.43	7.6%	\$3.86	
101	Shoppers Home Hea	384	379	5	\$1,406.85	\$3.66	\$1,586.13	\$179.28	12.7%	\$4.13	\$1,456.53	\$49.68	3.5%	\$3.79	\$1,483.09	\$76.24	5.4%	\$3.86	
102	Institutional	380	367	13	\$1,424.63	\$3.75	\$1,576.80	\$152.17	12.4%	\$4.15	\$1,447.20	\$22.57	1.6%	\$3.81	\$				

Bus. Type	2011			2012			2012 to 2011			2012			2012 to 2011			2012			2012 to 2011			2012		
	Actuals	Actuals	Actuals	Revenue	per cu. meter	2012 Forecasted cu. meter is \$2.16 + 120 cumefters	Revenue	% Increase	2012 Forecasted cu. meter is \$2.16 + 180 cumefters	Revenue	% Increase	2012 Forecasted cu. meter is \$2.16 + 180 cumefters	Revenue	% Increase	2012 Forecasted cu. meter is \$2.16 + 180 cumefters	Revenue	% Increase	2012 Forecasted cu. meter is \$2.16 + 180 cumefters	Revenue	% Increase	2012 Forecasted cu. meter is \$2.16 + 180 cumefters			
122 office	292	255	37	\$1,178.96	\$4.04	\$1,386.30	\$207.34	17.6%	\$4.75	\$1,256.70	\$77.14	6.6%	\$4.31	\$1,271.24	\$92.28	7.8%	\$4.36	\$1,271.24	\$92.28	7.8%	\$4.36	\$1,271.24		
123 Dollar Store	291	360	-69	\$1,191.98	\$4.10	\$1,384.52	\$192.54	16.2%	\$4.76	\$1,254.92	\$62.94	5.3%	\$4.31	\$1,269.35	\$77.37	6.5%	\$4.36	\$1,269.35	\$77.37	6.5%	\$4.36	\$1,269.35		
124 International Travel	288	291	-3	\$1,171.48	\$4.06	\$1,378.84	\$207.36	17.7%	\$4.78	\$1,249.24	\$77.16	6.6%	\$4.33	\$1,263.33	\$91.85	7.8%	\$4.38	\$1,263.33	\$91.85	7.8%	\$4.38	\$1,263.33		
125 Health Care Facility	287	225	62	\$1,205.15	\$4.19	\$1,376.58	\$171.43	14.2%	\$4.79	\$1,246.98	\$41.83	3.5%	\$4.34	\$1,260.93	\$55.78	4.6%	\$4.39	\$1,260.93	\$55.78	4.6%	\$4.39	\$1,260.93		
126 Jewelers	287	361	-74	\$1,178.94	\$4.11	\$1,376.09	\$197.15	16.7%	\$4.79	\$1,246.49	\$67.55	5.7%	\$4.34	\$1,260.41	\$81.47	6.9%	\$4.39	\$1,260.41	\$81.47	6.9%	\$4.39	\$1,260.41		
127 McTaggarts	287	274	13	\$1,168.55	\$4.07	\$1,375.80	\$207.35	17.7%	\$4.79	\$1,246.30	\$77.15	6.7%	\$4.34	\$1,260.20	\$91.65	7.8%	\$4.39	\$1,260.20	\$91.65	7.8%	\$4.39	\$1,260.20		
128 offices	287	248	39	\$1,167.77	\$4.07	\$1,375.11	\$207.34	17.8%	\$4.80	\$1,245.51	\$77.14	6.7%	\$4.35	\$1,259.37	\$91.60	7.8%	\$4.39	\$1,259.37	\$91.60	7.8%	\$4.39	\$1,259.37		
129 message	284	340	-56	\$1,161.30	\$4.09	\$1,368.63	\$207.33	17.9%	\$4.83	\$1,239.03	\$77.13	6.7%	\$4.37	\$1,252.50	\$91.20	7.9%	\$4.42	\$1,252.50	\$91.20	7.9%	\$4.42	\$1,252.50		
130 Prydes Plumbing etc	276	809	-533	\$1,154.27	\$4.19	\$1,351.14	\$196.87	17.1%	\$4.80	\$1,221.54	\$67.27	5.8%	\$4.33	\$1,233.96	\$79.69	6.9%	\$4.48	\$1,233.96	\$79.69	6.9%	\$4.48	\$1,233.96		
131 Beard Office	288	186	82	\$1,127.88	\$4.21	\$1,335.24	\$207.36	18.4%	\$4.98	\$1,205.64	\$77.16	6.9%	\$4.50	\$1,217.11	\$89.23	7.9%	\$4.54	\$1,217.11	\$89.23	7.9%	\$4.54	\$1,217.11		
132 Bank	263	257	6	\$1,116.03	\$4.25	\$1,323.36	\$207.33	18.6%	\$5.04	\$1,193.76	\$77.73	7.0%	\$4.54	\$1,204.51	\$88.48	7.9%	\$4.59	\$1,204.51	\$88.48	7.9%	\$4.59	\$1,204.51		
133 Peters Plumbing & Heating	258	231	27	\$1,148.48	\$4.44	\$1,314.13	\$165.65	14.4%	\$5.09	\$1,184.53	\$36.05	3.1%	\$4.58	\$1,194.72	\$46.24	4.0%	\$4.62	\$1,194.72	\$46.24	4.0%	\$4.62	\$1,194.72		
134 Union Gas Ltd.	257	100	157	\$1,137.97	\$4.42	\$1,311.58	\$173.61	15.3%	\$5.10	\$1,181.98	\$44.01	3.9%	\$4.60	\$1,192.02	\$54.05	4.7%	\$4.63	\$1,192.02	\$54.05	4.7%	\$4.63	\$1,192.02		
135	257	786	-529	\$1,120.89	\$4.36	\$1,311.48	\$190.59	17.0%	\$5.10	\$1,181.88	\$60.99	5.4%	\$4.60	\$1,191.91	\$71.02	6.3%	\$4.63	\$1,191.91	\$71.02	6.3%	\$4.63	\$1,191.91		
136 NMR	253	372	-119	\$1,120.89	\$4.43	\$1,302.53	\$181.64	16.2%	\$5.15	\$1,172.93	\$52.04	4.6%	\$4.64	\$1,182.42	\$61.53	5.5%	\$4.67	\$1,182.42	\$61.53	5.5%	\$4.67	\$1,182.42		
137 Shop no sewer	252	135	117	\$614.82	\$2.44	\$691.41	\$76.59	12.5%	\$2.75	\$622.41	\$7.59	1.2%	\$2.47	\$594.81	-\$20.01	-3.3%	\$2.36	\$594.81	-\$20.01	-3.3%	\$2.36	\$594.81		
138 Sportsplex	243	0	243	\$1,403.82	\$5.78	\$1,280.67	-\$123.15	-39.1%	\$5.27	\$1,151.07	-\$252.75	-18.0%	\$4.74	\$1,099.23	-\$304.99	-21.7%	\$4.53	\$1,099.23	-\$304.99	-21.7%	\$4.53	\$1,099.23		
139 C N Bunkhouse	241	259	-18	\$1,096.34	\$4.56	\$1,275.82	\$179.48	16.4%	\$5.30	\$1,146.22	\$49.88	4.5%	\$4.76	\$1,094.38	\$88.48	0.2%	\$4.55	\$1,094.38	\$88.48	0.2%	\$4.55	\$1,094.38		
140 Store	236	245	-9	\$1,059.22	\$4.48	\$1,266.61	\$207.39	19.6%	\$5.36	\$1,137.01	\$77.19	7.3%	\$4.81	\$1,085.17	\$25.95	2.4%	\$4.59	\$1,085.17	\$25.95	2.4%	\$4.59	\$1,085.17		
141 ambulance garage	233	282	-49	\$1,077.40	\$4.62	\$1,259.73	\$182.33	16.9%	\$5.40	\$1,130.13	\$52.73	4.9%	\$4.85	\$1,078.29	\$0.89	0.1%	\$4.62	\$1,078.29	\$0.89	0.1%	\$4.62	\$1,078.29		
142 office	232	263	-31	\$1,064.82	\$4.60	\$1,256.49	\$191.67	18.0%	\$5.42	\$1,126.89	\$62.07	5.8%	\$4.86	\$1,075.05	\$10.23	1.0%	\$4.64	\$1,075.05	\$10.23	1.0%	\$4.64	\$1,075.05		
143 Tess's Kitchen	231	247	-16	\$1,067.75	\$4.79	\$1,255.71	\$147.96	13.4%	\$5.43	\$1,126.11	\$18.36	1.7%	\$4.87	\$1,074.27	\$3.48	-3.0%	\$4.64	\$1,074.27	\$3.48	-3.0%	\$4.64	\$1,074.27		
144 Howards Home Furnishing	225	130	95	\$1,106.55	\$4.92	\$1,242.16	\$135.61	12.3%	\$5.52	\$1,112.56	\$6.01	0.5%	\$4.94	\$1,060.72	-\$45.83	-4.1%	\$4.71	\$1,060.72	-\$45.83	-4.1%	\$4.71	\$1,060.72		
145 NMR	223	609	-386	\$1,346.75	\$6.03	\$1,238.33	-\$108.42	-8.1%	\$5.55	\$1,108.73	-\$238.02	-17.7%	\$4.97	\$1,056.89	-\$289.86	-21.5%	\$4.73	\$1,056.89	-\$289.86	-21.5%	\$4.73	\$1,056.89		
146 Newspaper	222	190	32	\$1,049.09	\$4.73	\$1,234.69	\$185.60	17.7%	\$5.57	\$1,105.09	\$56.00	5.3%	\$4.99	\$1,053.25	\$4.16	0.4%	\$4.75	\$1,053.25	\$4.16	0.4%	\$4.75	\$1,053.25		
147 Hotel	220	511	-291	\$1,073.74	\$4.87	\$1,232.24	\$158.50	14.8%	\$5.59	\$1,102.64	\$28.80	2.7%	\$5.00	\$1,050.80	-\$22.94	-2.1%	\$4.77	\$1,050.80	-\$22.94	-2.1%	\$4.77	\$1,050.80		
148 Vacant	218	0	218	\$1,242.64	\$5.69	\$1,227.33	-\$15.31	-1.2%	\$5.62	\$1,097.73	-\$144.91	-11.7%	\$5.03	\$1,045.89	-\$196.75	-15.8%	\$4.79	\$1,045.89	-\$196.75	-15.8%	\$4.79	\$1,045.89		
149 M.T.O.	215	32	183	\$1,352.61	\$6.29	\$1,220.27	-\$132.34	-9.8%	\$5.68	\$1,090.67	-\$261.94	-19.4%	\$5.07	\$1,038.83	-\$313.78	-23.2%	\$4.83	\$1,038.83	-\$313.78	-23.2%	\$4.83	\$1,038.83		
150 Sister Kennedy	209	377	-168	\$1,037.22	\$4.96	\$1,207.69	\$170.47	16.4%	\$5.78	\$1,078.09	\$40.87	3.9%	\$5.16	\$1,026.25	-\$10.97	-1.1%	\$4.91	\$1,026.25	-\$10.97	-1.1%	\$4.91	\$1,026.25		
151 cement works	207	181	26	\$1,055.08	\$5.09	\$1,203.66	\$148.78	14.1%	\$5.81	\$1,074.26	\$19.18	1.8%	\$5.18	\$1,022.42	-\$32.66	-3.1%	\$4.93	\$1,022.42	-\$32.66	-3.1%	\$4.93	\$1,022.42		
152 McNamee Park new meter in 2011	201	201	0	\$525.60	\$2.61	\$1,190.16	\$664.56	126.4%	\$5.92	\$1,060.56	\$534.96	101.8%	\$5.28	\$1,015.20	\$489.60	93.2%	\$5.05	\$1,015.20	\$489.60	93.2%	\$5.05	\$1,015.20		
153 hair dresser	201	194	7	\$1,040.05	\$5.19	\$1,189.13	\$149.08	14.3%	\$5.93	\$1,059.53	\$29.68	1.9%	\$5.28	\$1,015.20	\$24.85	0.4%	\$5.06	\$1,015.20	\$24.85	0.4%	\$5.06	\$1,015.20		
154 Investments	200	200	0	\$1,029.17	\$5.14	\$1,188.43	\$159.26	15.5%	\$5.94	\$1,058.83	\$29.66	2.9%	\$5.29	\$1,015.20	-\$13.97	-1.4%	\$5.07	\$1,015.20	-\$13.97	-1.4%	\$5.07	\$1,015.20		
155 Public Library	200	103	97	\$1,104.38	\$5.53	\$1,187.07	\$82.69	7.5%	\$5.95	\$1,057.47	-\$46.91	-4.2%	\$5.30	\$1,015.20	-\$88.18	-8.1%	\$5.09	\$1,015.20	-\$88.18	-8.1%	\$5.09	\$1,015.20		
156 vacant winter no sewer	197	158	39	\$557.30	\$1.81	\$628.52	\$271.22	75.9%	\$3.19	\$559.52	\$202.22	56.6%	\$2.84	\$560.71	\$203.41	56.9%	\$2.85	\$560.71	\$203.41	56.9%	\$2.85	\$560.71		
157 McTaggarts	196	145	51	\$1,074.81	\$5.48	\$1,179.70	\$104.89	9.8%	\$6.01	\$1,050.10	-\$24.71	-2.3%	\$5.35	\$1,015.20	-\$59.61	-5.9%	\$5.18	\$1,015.20	-\$59.61	-5.9%	\$5.18	\$1,015.20		
158 Residential	193	224	-31	\$895.22	\$4.63	\$1,173.32	\$278.10	31.1%	\$6.07	\$1,043.72	\$148.50	16.6%	\$5.40	\$1,015.20	\$119.98	13.4%	\$5.25	\$1,015.20	\$119.98	13.4%	\$5.25	\$1,015.20		
159 Northland Computers Plus	193	313	-120	\$1,021.10	\$5.29	\$1,173.12	\$152.02	14.9%	\$6.07	\$1,043.52	\$22.42	2.2%	\$5.40	\$1,015.20	-\$5.90	-0.6%	\$5.26	\$1,015.20	-\$5.90	-0.6%	\$5.26	\$1,015.20		
160 K & M Trucking	191	470	-279	\$1,054.10	\$5.51	\$1,168.90	\$114.80	10.9%	\$6.11	\$1,039.30	-\$14.80	-1.4%	\$5.44	\$1,015.20	-\$38.90	-3.7%	\$5.31	\$1,015.20	-\$38.90	-3.7%	\$5.31	\$1,015.20		
161 accounting office	186	116	70	\$1,025.32	\$5.51	\$1,157.81	\$132.49	12.9%	\$6.22	\$1,028.21	\$2.89	0.3%	\$5.53	\$1,015.20	-\$10.12	-1.0%	\$5.46	\$1,015.20	-\$10.12	-1.0%	\$5.46	\$1,015.20		
162 Crazy Ladies Fabrics	184	250	-66	\$1,015.99	\$5.51	\$1,154.46	\$138.47	13.6%	\$6.26	\$1,024.86	\$68.87	0.9%	\$5.56	\$1,015.20	-\$50.79	-0.1%	\$5.50	\$1,015.20	-\$50.79	-0.1%	\$5.50	\$1,015.20		
163 Probation Office	183	159	24	\$1,035.64	\$5.65	\$1,151.71	\$116.07	11.2%	\$6.29	\$1,022.11	-\$13.53	-1.3%	\$5.58	\$1,015.20	-\$20.44	-2.0%	\$5.54	\$1,015.20	-\$20.44	-2.0%	\$5.54	\$1,015.20		
164 Core Plant	181	569	-388	\$1,016.29	\$5.60	\$1,147.69	\$131.40	12.9%	\$6.33	\$1,018.09	\$1.80	0.2%	\$5.61	\$1,015.20	-\$1.09	-0.1%	\$5.60	\$1,015.20	-\$1.09	-0.1%	\$5.60	\$1,015.20		
165 Residential	180	176	4	\$868.52	\$4.81	\$1,145.83	\$277.31	31.9%	\$6.35	\$1,016.28	\$147.16	17.0%	\$5.63	\$1,015.20	\$146.68	16.9%	\$5.63	\$1,015.20	\$146.68	16.9%	\$5.63	\$1,015.20		
166 hair dresser	180	17	163	\$1,102.63	\$5.68	\$1,145.83	\$121.20	11.8%	\$6.35	\$1,016.28	\$6.35	-0.8%	\$5.63	\$1,015.20	-\$9.43	-0.9%	\$5.63	\$1,015.20	-\$9.43	-0.9%	\$5.63	\$1,015.20		
167 Store	174	168	6	\$1,015.20	\$5.83	\$1,132.08	\$116.88	11.5%	\$6.50	\$1,015.20	\$0.00	0.0%	\$5.83	\$1,015.20	\$0.00	0.0%	\$5.83	\$1,015.20	\$0.00	0.0%	\$5.83	\$1,015.20		
168 Northland Basics	173	172	1	\$1,060.18	\$6.12	\$1,129.92	\$69.74	6.6%	\$6.53	\$1,060.18	\$0.00	0.0%	\$6.12	\$1,015.20	-\$44.98	-4.2%	\$5.86	\$1,015.20	-\$44.98	-4.2%	\$5.86	\$1,015.20		
169 Fort Dwy Free	172	236	-64	\$1,017.96	\$5.92	\$1,127.56	\$109.60	10.8%	\$6.55	\$1,017.96	\$0.00	0.0%	\$5.92	\$1,015.20	-\$2.76	-0.3%	\$5.90	\$1,015.20	-\$2.76	-0.3%	\$5.90	\$1,015.20		
170 Money Exchange	165	139	26	\$1,108.68	\$6.70	\$1,113.40	\$4.72	0.4%	\$6.73	\$1,108.68	\$0.00	0.0%	\$6.70	\$1,015.20	-\$93.48	-8.4%	\$6.14	\$1,015.20	-\$93.48	-8.4%	\$6.14	\$1,015.20		
171 Store	159	163	-4	\$1,015.20	\$6.37	\$1,100.46	\$85.26	8.5%	\$6.90	\$1,015.20	\$0.00	0.0%	\$6.37	\$1,015.20	\$0.00	0.0%	\$6.37	\$1,015.20	\$0.00	0.0%	\$6.37	\$1,015.20		
172 Jaynes T.L.C.	156	391	-235	\$1,035.64	\$6.64	\$1,																		

Spreadsheet No. 2-ICI customers showing 120-, 180 & 204 cu. meter per year & Volumetric rate increases - 0%

Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	Revenue	per cu. meter	2012	2012 to 2011	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011				
						Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Forecasted
						cu. meter is \$2.16 + 120 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 180 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters	Increase	cost per cu. meter	cu. meters	cu. meter is \$2.16 + 204 cumefters
181 Funeral Home	127	67	60	\$1,015.20	\$8.00	\$1,030.24	\$15.04	1.5%	\$8.11	\$1,015.20	\$0.00	0.0%	\$8.00	\$1,015.20	\$0.00	0.0%	\$8.00	\$1,015.20	\$0.00	0.0%	\$8.00	\$1,015.20	\$0.00	0.0%	\$8.00	\$1,015.20	\$0.00	0.0%	\$8.00	\$1,015.20				
182 Gillons	125	124	1	\$1,015.20	\$8.13	\$1,025.72	\$10.54	1.0%	\$8.21	\$1,015.20	\$0.00	0.0%	\$8.13	\$1,015.20	\$0.00	0.0%	\$8.13	\$1,015.20	\$0.00	0.0%	\$8.13	\$1,015.20	\$0.00	0.0%	\$8.13	\$1,015.20	\$0.00	0.0%	\$8.13	\$1,015.20				
183 School Board Office new meter in 2011	123		123	\$542.57	\$4.42	\$1,021.12	\$478.55	88.2%	\$8.32	\$542.57	\$0.00	0.0%	\$4.42	\$1,015.20	\$0.00	0.0%	\$4.42	\$1,015.20	\$0.00	0.0%	\$4.42	\$1,015.20	\$0.00	0.0%	\$4.42	\$1,015.20	\$0.00	0.0%	\$4.42	\$1,015.20				
184 Beer Store	122	141	-19	\$1,015.20	\$8.29	\$1,020.53	\$5.33	0.5%	\$8.33	\$1,015.20	\$0.00	0.0%	\$8.29	\$1,015.20	\$0.00	0.0%	\$8.29	\$1,015.20	\$0.00	0.0%	\$8.29	\$1,015.20	\$0.00	0.0%	\$8.29	\$1,015.20	\$0.00	0.0%	\$8.29	\$1,015.20				
185 Motel	118	141	-23	\$1,015.20	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59	\$1,015.20				
186 Bio-Mass	118	312	-194	\$1,034.66	\$8.79	\$1,015.20	-\$19.46	-1.9%	\$8.62	\$1,034.66	\$0.00	0.0%	\$8.79	\$1,015.20	\$0.00	0.0%	\$8.79	\$1,015.20	\$0.00	0.0%	\$8.79	\$1,015.20	\$0.00	0.0%	\$8.79	\$1,015.20	\$0.00	0.0%	\$8.79	\$1,015.20				
187 Stewart & Sande & Zimmerman CA	118	123	-5	\$1,015.20	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64	\$1,015.20				
188 Animal Clinic	115	114	1	\$1,015.20	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82	\$1,015.20				
189 Cooper Chiropractic	115	48	67	\$1,116.35	\$9.73	\$1,015.20	-\$101.15	-9.1%	\$8.84	\$1,116.35	\$0.00	0.0%	\$9.73	\$1,015.20	\$0.00	0.0%	\$9.73	\$1,015.20	\$0.00	0.0%	\$9.73	\$1,015.20	\$0.00	0.0%	\$9.73	\$1,015.20	\$0.00	0.0%	\$9.73	\$1,015.20				
190 Eye Doctor	115	745	-630	\$1,048.40	\$9.14	\$1,015.20	-\$33.20	-3.2%	\$8.85	\$1,048.40	\$0.00	0.0%	\$9.14	\$1,015.20	\$0.00	0.0%	\$9.14	\$1,015.20	\$0.00	0.0%	\$9.14	\$1,015.20	\$0.00	0.0%	\$9.14	\$1,015.20	\$0.00	0.0%	\$9.14	\$1,015.20				
191 offices	111	115	-4	\$1,015.20	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15	\$1,015.20				
192 Utility Company	110	72	38	\$1,033.28	\$9.42	\$1,015.20	-\$18.08	-1.7%	\$9.26	\$1,033.28	\$0.00	0.0%	\$9.42	\$1,015.20	\$0.00	0.0%	\$9.42	\$1,015.20	\$0.00	0.0%	\$9.42	\$1,015.20	\$0.00	0.0%	\$9.42	\$1,015.20	\$0.00	0.0%	\$9.42	\$1,015.20				
193 lawyer office	109	78	31	\$1,015.20	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28	\$1,015.20				
194 Gas Bar	109	138	-29	\$1,015.20	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32	\$1,015.20				
195 Locker Eye Glasses	105	85	20	\$1,015.20	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66	\$1,015.20				
196 Royal Bank	105	118	-13	\$1,015.20	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68	\$1,015.20				
197 Bowling Alley	104	66	38	\$1,015.20	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74	\$1,015.20				
198 Jewellery Store	102	159	-57	\$1,015.20	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91	\$1,015.20				
199 Handresser	101	139	-38	\$1,015.20	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08	\$1,015.20				
200 Railway Company	100	132	-32	\$1,015.20	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15	\$1,015.20				
201 Mechanic	97	77	20	\$1,015.99	\$10.43	\$1,015.20	-\$0.79	-0.1%	\$10.43	\$1,015.99	\$0.00	0.0%	\$10.43	\$1,015.20	\$0.00	0.0%	\$10.43	\$1,015.20	\$0.00	0.0%	\$10.43	\$1,015.20	\$0.00	0.0%	\$10.43	\$1,015.20	\$0.00	0.0%	\$10.43	\$1,015.20				
202 Northwestern Health Unit	97	76	21	\$1,015.20	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47	\$1,015.20				
203	94	76	18	\$1,015.20	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76	\$1,015.20				
204 Bell Telephone	94	52	42	\$1,015.20	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20	\$0.00	0.0%	\$10.80	\$1,015.20				
205 Taggs	92	496	-404	\$1,																														

Spreadsheet No. 2- ICI customers showing 120, 180 & 204 cu. meter per year & Volumetric rate increases - 0%

Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	2011		2012		2012 to 2011		2012		2012 to 2011		2012		2012 to 2011		2012		2012 to 2011		2012		2012 to 2011		2012		2012 to 2011		2012					
				Revenue	per cu. meter	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted		
cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meter is \$2.16 + 120 cუმeters	cu. meter is \$2.16 + 180 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters	cu. meter is \$2.16 + 204 cუმeters					
244		41	55	-14	\$1,015.20	\$24.81	\$1,015.20	\$0.00	0.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$24.81	\$1,015.20	\$0.00	0.0%	
245	Inactive	41	164	-123	\$507.60	\$12.41	\$1,015.20	\$507.60	100.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$12.41	\$1,015.20	\$507.60	100.0%		\$24.81	\$1,015.20	\$0.00	0.0%		\$12.41	\$1,015.20	\$507.60	100.0%		\$24.81	\$1,015.20	\$0.00	0.0%	
246	Store	38	18	20	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%	
247	ambulance garage	38	37	1	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%		\$26.46	\$1,015.20	\$0.00	0.0%	
248	Store	35	43	-8	\$1,015.20	\$28.78	\$1,015.20	\$0.00	0.0%		\$28.78	\$1,015.20	\$0.00	0.0%		\$28.78	\$1,015.20	\$0.00	0.0%		\$28.78	\$1,015.20	\$0.00	0.0%		\$28.78	\$1,015.20	\$0.00	0.0%		\$28.78	\$1,015.20	\$0.00	0.0%	
249	Investors	35	35	0	\$1,015.20	\$28.85	\$1,015.20	\$0.00	0.0%		\$28.85	\$1,015.20	\$0.00	0.0%		\$28.85	\$1,015.20	\$0.00	0.0%		\$28.85	\$1,015.20	\$0.00	0.0%		\$28.85	\$1,015.20	\$0.00	0.0%		\$28.85	\$1,015.20	\$0.00	0.0%	
250	Motel	34	5	29	\$1,015.20	\$30.10	\$1,015.20	\$0.00	0.0%		\$30.10	\$1,015.20	\$0.00	0.0%		\$30.10	\$1,015.20	\$0.00	0.0%		\$30.10	\$1,015.20	\$0.00	0.0%		\$30.10	\$1,015.20	\$0.00	0.0%		\$30.10	\$1,015.20	\$0.00	0.0%	
251		34	43	-9	\$846.01	\$25.15	\$1,015.20	\$169.19	20.0%		\$30.18	\$1,015.20	\$846.01	0.0%		\$25.15	\$1,015.20	\$169.19	20.0%		\$30.18	\$1,015.20	\$0.00	0.0%		\$25.15	\$1,015.20	\$169.19	20.0%		\$30.18	\$1,015.20	\$0.00	0.0%	
252	Acklands Ltd.	33	38	-5	\$1,015.20	\$31.06	\$1,015.20	\$0.00	0.0%		\$31.06	\$1,015.20	\$0.00	0.0%		\$31.06	\$1,015.20	\$0.00	0.0%		\$31.06	\$1,015.20	\$0.00	0.0%		\$31.06	\$1,015.20	\$0.00	0.0%		\$31.06	\$1,015.20	\$0.00	0.0%	
253	Jay Burnett	30	28	2	\$1,015.20	\$33.58	\$1,015.20	\$0.00	0.0%		\$33.58	\$1,015.20	\$0.00	0.0%		\$33.58	\$1,015.20	\$0.00	0.0%		\$33.58	\$1,015.20	\$0.00	0.0%		\$33.58	\$1,015.20	\$0.00	0.0%		\$33.58	\$1,015.20	\$0.00	0.0%	
254	Ontario Addiction Treatment	28	0	28	\$1,015.20	\$36.85	\$1,015.20	\$0.00	0.0%		\$36.85	\$1,015.20	\$0.00	0.0%		\$36.85	\$1,015.20	\$0.00	0.0%		\$36.85	\$1,015.20	\$0.00	0.0%		\$36.85	\$1,015.20	\$0.00	0.0%		\$36.85	\$1,015.20	\$0.00	0.0%	
255	trucking company	27	27	0	\$1,015.20	\$36.97	\$1,015.20	\$0.00	0.0%		\$36.97	\$1,015.20	\$0.00	0.0%		\$36.97	\$1,015.20	\$0.00	0.0%		\$36.97	\$1,015.20	\$0.00	0.0%		\$36.97	\$1,015.20	\$0.00	0.0%		\$36.97	\$1,015.20	\$0.00	0.0%	
256	Instiutonal	27	27	0	\$1,015.20	\$37.22	\$1,015.20	\$0.00	0.0%		\$37.22	\$1,015.20	\$0.00	0.0%		\$37.22	\$1,015.20	\$0.00	0.0%		\$37.22	\$1,015.20	\$0.00	0.0%		\$37.22	\$1,015.20	\$0.00	0.0%		\$37.22	\$1,015.20	\$0.00	0.0%	
257	vacant	27	57	-30	\$1,015.20	\$37.91	\$1,015.20	\$0.00	0.0%		\$37.91	\$1,015.20	\$0.00	0.0%		\$37.91	\$1,015.20	\$0.00	0.0%		\$37.91	\$1,015.20	\$0.00	0.0%		\$37.91	\$1,015.20	\$0.00	0.0%		\$37.91	\$1,015.20	\$0.00	0.0%	
258	Chamber of Commerce	26	30	-4	\$1,015.20	\$38.44	\$1,015.20	\$0.00	0.0%		\$38.44	\$1,015.20	\$0.00	0.0%		\$38.44	\$1,015.20	\$0.00	0.0%		\$38.44	\$1,015.20	\$0.00	0.0%		\$38.44	\$1,015.20	\$0.00	0.0%		\$38.44	\$1,015.20	\$0.00	0.0%	
259	closed in summer	26	5	21	\$1,015.20	\$39.18	\$1,015.20	\$0.00	0.0%		\$39.18	\$1,015.20	\$0.00	0.0%		\$39.18	\$1,015.20	\$0.00	0.0%		\$39.18	\$1,015.20	\$0.00	0.0%		\$39.18	\$1,015.20	\$0.00	0.0%		\$39.18	\$1,015.20	\$0.00	0.0%	
260		24	19	5	\$1,490.40	\$62.57	\$1,015.20	-\$475.20	-31.9%		\$42.62	\$1,490.40	\$1,490.40	0.0%		\$62.57	\$1,015.20	-\$475.20	-31.9%		\$42.62	\$1,490.40	-\$475.20	-31.9%		\$42.62	\$1,015.20	-\$475.20	-31.9%		\$42.62	\$1,490.40	-\$475.20	-31.9%	
261	Restaurant	23	114	-91	\$1,015.20	\$44.66	\$1,015.20	\$0.00	0.0%		\$44.66	\$1,015.20	\$0.00	0.0%		\$44.66	\$1,015.20	\$0.00	0.0%		\$44.66	\$1,015.20	\$0.00	0.0%		\$44.66	\$1,015.20	\$0.00	0.0%		\$44.66	\$1,015.20	\$0.00	0.0%	
262	Herbal Magic	21	26	-5	\$1,015.20	\$48.49	\$1,015.20	\$0.00	0.0%		\$48.49	\$1,015.20	\$0.00	0.0%		\$48.49	\$1,015.20	\$0.00	0.0%		\$48.49	\$1,015.20	\$0.00	0.0%		\$48.49	\$1,015.20	\$0.00	0.0%		\$48.49	\$1,015.20	\$0.00	0.0%	
263	Land Titles Building	20	41	-21	\$1,015.20	\$50.29	\$1,015.20	\$0.00	0.0%		\$50.29	\$1,015.20	\$0.00	0.0%		\$50.29	\$1,015.20	\$0.00	0.0%		\$50.29	\$1,015.20	\$0.00	0.0%		\$50.29	\$1,015.20	\$0.00	0.0%		\$50.29	\$1,015.20	\$0.00	0.0%	
264	Utility Company	19	9093	-9,074	\$1,015.20	\$52.67	\$1,015.20	\$0.00	0.0%		\$52.67	\$1,015.20	\$0.00	0.0%		\$52.67	\$1,015.20	\$0.00	0.0%		\$52.67	\$1,015.20	\$0.00	0.0%		\$52.67	\$1,015.20	\$0.00	0.0%		\$52.67	\$1,015.20	\$0.00	0.0%	
265		19	19	0	\$1,015.20	\$52.79	\$1,015.20	\$0.00	0.0%		\$52.79	\$1,015.20	\$0.00	0.0%		\$52.79	\$1,015.20	\$0.00	0.0%		\$52.79	\$1,015.20	\$0.00	0.0%		\$52.79	\$1,015.20	\$0.00	0.0%		\$52.79	\$1,015.20	\$0.00	0.0%	
266	NO SEWER	19	73	-54	\$540.00	\$28.14	\$540.00	\$0.00	0.0%		\$28.14	\$540.00	\$0.00	0.0%		\$28.14	\$540.00	\$0.00	0.0%		\$28.14	\$540.00	\$0.00	0.0%		\$28.14	\$540.00	\$0.00	0.0%		\$28.14	\$540.00	\$0.00	0.0%	
267	Sparky's Confectionary	19	27	-8	\$1,015.20	\$54.60	\$1,015.20	\$0.00	0.0%		\$54.60	\$1,015.20	\$0.00	0.0%		\$54.60	\$1,015.20	\$0.00	0.0%		\$54.60	\$1,015.20	\$0.00	0.0%		\$54.60	\$1,015.20	\$0.00	0.0%		\$54.60	\$1,015.20	\$0.00	0.0%	
268	Model	19	0	19	\$1,015.20	\$54.73	\$1,015.20	\$0.00	0.0%		\$54.73	\$1,015.20	\$0.00	0.0%		\$54.73	\$1,015.20	\$0.00	0.0%		\$54.73	\$1,015.20	\$0.00	0.0%		\$54.73	\$1,015.20	\$0.00	0.0%		\$54.73	\$1,015.20	\$0.00	0.0%	
269	Fastenal Canada	16	9	7	\$1,015.20	\$61.68	\$1,015.20	\$0.00	0.0%		\$61.68	\$1,015.20	\$0.00	0.0%		\$61.68	\$1,015.20	\$0.00	0.0%		\$61.68	\$1,015.20	\$0.00	0.0%		\$61.68	\$								

Spreadsheet No. 4- [C] customers showing 120 cu. meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%

	Bus. Type	2011		2010		2011-2010		Revenue	per cu. meter	3%			5%			6%			7.50%					
		Actuals	Actuals	Actuals	Actuals	Forecasted	% increase			Forecasted	% increase	Forecasted	% increase	Forecasted	% increase	Forecasted	% increase	Forecasted	% increase					
		cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters			cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters					
		2011	2010	2011-2010	Actual	Actual	2012			2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011	2012	2012 to 2011				
1	Pup & Mill Company	79,987	107,445	-27,458	\$173,323.70	\$2.17	\$178,319.65	\$4,995.95	2.9%	\$182,312.99	\$8,989.29	5.2%	\$2.28	\$183,910.33	\$10,596.63	6.1%	\$2.30	\$186,306.34	\$12,982.64	7.5%	\$2.33	\$188,831.98	7.5%	\$2.33
2	Hospital	54,038	617,998	-7,760	\$117,273.68	\$2.17	\$120,713.83	\$3,440.15	2.9%	\$123,409.75	\$6,136.07	5.2%	\$2.28	\$124,488.11	\$7,214.43	6.2%	\$2.30	\$126,105.66	\$8,831.98	7.5%	\$2.33	\$128,105.66	7.5%	\$2.33
3	Pup & Paper Mill	46,051	503,70	-4,319	\$100,020.73	\$2.17	\$102,981.98	\$2,961.25	3.0%	\$105,278.52	\$5,257.79	5.3%	\$2.29	\$107,597.14	\$6,176.47	6.2%	\$2.31	\$107,597.14	\$7,354.34	7.5%	\$2.34	\$107,597.14	7.5%	\$2.34
4	Raincrest Home for Aged	44,219	468,44	-2,625	\$96,646.64	\$2.19	\$98,914.85	\$2,268.21	0.5%	\$101,119.80	\$4,473.16	4.6%	\$2.29	\$102,001.78	\$5,355.14	5.5%	\$2.31	\$103,324.75	\$6,678.11	6.9%	\$2.34	\$103,324.75	6.9%	\$2.34
5	Youth Justice Facility mtrnc	16,494	15516	1,133	\$36,510.48	\$2.19	\$37,709.58	\$1,199.10	3.3%	\$38,538.03	\$2,025.55	5.5%	\$2.31	\$38,866.61	\$2,356.13	6.5%	\$2.33	\$39,362.48	\$2,852.00	7.8%	\$2.36	\$39,362.48	7.8%	\$2.36
6	Adventure Inn	12,494	14856	-2,362	\$27,552.00	\$2.20	\$28,496.51	\$949.51	3.4%	\$29,105.24	\$1,566.24	5.7%	\$2.33	\$29,352.73	\$1,815.73	6.6%	\$2.35	\$29,723.86	\$2,186.96	7.9%	\$2.38	\$29,723.86	7.9%	\$2.38
7	Office	8,953	9367	-414	\$20,471.45	\$2.29	\$20,625.23	\$153.78	-1.7%	\$21,068.90	\$595.45	2.9%	\$2.35	\$21,243.56	\$772.11	3.8%	\$2.37	\$21,508.57	\$1,037.12	5.1%	\$2.40	\$21,508.57	5.1%	\$2.40
8	Motel	7,267	8801	-1,534	\$16,245.36	\$2.24	\$16,881.27	\$635.91	3.9%	\$17,238.62	\$993.26	6.1%	\$2.37	\$17,381.55	\$1,136.19	7.0%	\$2.39	\$17,595.96	\$1,350.60	8.3%	\$2.42	\$17,595.96	8.3%	\$2.42
9	Restaurant	6,836	5979	857	\$15,314.31	\$2.24	\$15,924.32	\$610.01	4.0%	\$16,260.11	\$945.80	6.2%	\$2.38	\$16,394.43	\$1,080.12	7.1%	\$2.40	\$16,595.90	\$1,281.59	8.4%	\$2.43	\$16,595.90	8.4%	\$2.43
10	Inactive	6,629	14844	-8,315	\$14,662.50	\$2.21	\$15,465.13	\$802.63	4.7%	\$15,790.58	\$1,128.08	7.7%	\$2.38	\$15,920.76	\$1,258.26	8.6%	\$2.40	\$16,116.03	\$1,453.53	9.9%	\$2.43	\$16,116.03	9.9%	\$2.43
11	Pool	6,393	5737	656	\$14,358.21	\$2.25	\$14,941.82	\$583.61	4.1%	\$15,255.48	\$897.27	6.2%	\$2.39	\$15,380.95	\$1,022.74	7.1%	\$2.41	\$15,569.14	\$1,210.93	8.4%	\$2.44	\$15,569.14	8.4%	\$2.44
12	Pup & Paper Mill	6,228	9956	-3,728	\$14,001.43	\$2.25	\$14,575.00	\$573.57	4.1%	\$14,880.41	\$987.98	6.3%	\$2.39	\$15,002.57	\$1,001.14	7.2%	\$2.41	\$15,185.81	\$1,184.38	8.5%	\$2.44	\$15,185.81	8.5%	\$2.44
13	Super 8	6,155	6118	37	\$13,842.62	\$2.25	\$14,411.67	\$569.25	-1.0%	\$14,713.60	\$870.98	6.3%	\$2.39	\$14,834.29	\$991.67	7.2%	\$2.41	\$15,015.33	\$1,172.71	8.5%	\$2.44	\$15,015.33	8.5%	\$2.44
14	Store	5,147	5761	-614	\$11,667.22	\$2.27	\$12,176.09	\$508.87	-1.7%	\$12,427.46	\$760.24	6.5%	\$2.41	\$12,528.01	\$890.79	7.4%	\$2.43	\$12,678.83	\$1,011.61	8.7%	\$2.46	\$12,678.83	8.7%	\$2.46
15	Fort Frances High School	5,137	5046	91	\$11,936.32	\$2.32	\$12,152.90	\$216.58	-9.2%	\$12,402.74	\$467.42	3.9%	\$2.41	\$12,504.08	\$567.76	4.8%	\$2.43	\$12,654.99	\$718.27	6.0%	\$2.46	\$12,654.99	6.0%	\$2.46
16	Gas Station	4,110	4493	-383	\$9,426.40	\$2.29	\$9,872.98	\$446.58	4.7%	\$10,072.48	\$646.08	6.9%	\$2.48	\$10,152.28	\$725.68	7.7%	\$2.50	\$10,271.98	\$845.58	9.0%	\$2.52	\$10,271.98	9.0%	\$2.52
17	Reston Pizza	3,605	4867	-1,262	\$8,335.55	\$2.31	\$8,751.85	\$416.30	5.0%	\$8,926.10	\$590.55	7.1%	\$2.45	\$9,055.80	\$660.25	7.9%	\$2.47	\$9,100.35	\$748.09	9.2%	\$2.50	\$9,100.35	9.2%	\$2.50
18	Mill	3,500	3000	500	\$8,109.68	\$2.32	\$8,519.73	\$410.05	5.1%	\$8,688.75	\$549.07	7.1%	\$2.48	\$8,756.36	\$646.68	8.0%	\$2.50	\$8,857.77	\$748.09	9.2%	\$2.53	\$8,857.77	9.2%	\$2.53
19	Car Wash	3,161	1923	1,238	\$7,375.88	\$2.33	\$7,765.58	\$389.70	5.3%	\$7,917.62	\$541.74	7.3%	\$2.48	\$7,978.43	\$602.55	8.2%	\$2.52	\$8,086.65	\$693.77	9.4%	\$2.55	\$8,086.65	9.4%	\$2.55
20	R & W Restaurant	2,925	2735	190	\$6,867.81	\$2.35	\$7,243.38	\$375.57	5.5%	\$7,483.66	\$515.85	7.5%	\$2.52	\$7,623.93	\$636.12	8.3%	\$2.54	\$7,823.93	\$686.12	9.4%	\$2.57	\$7,823.93	9.4%	\$2.57
21	Restaurant	2,709	2504	205	\$6,419.92	\$2.37	\$6,763.70	\$343.78	2.6%	\$6,893.17	\$473.25	7.4%	\$2.54	\$6,944.96	\$525.04	8.2%	\$2.56	\$7,022.65	\$602.73	9.4%	\$2.59	\$7,022.65	9.4%	\$2.59
22	Voyageurs Motel	2,609	2855	-246	\$6,185.05	\$2.37	\$6,541.68	\$356.63	5.8%	\$6,666.15	\$481.10	7.8%	\$2.55	\$6,715.94	\$530.89	8.6%	\$2.57	\$6,790.62	\$605.57	9.8%	\$2.60	\$6,790.62	9.8%	\$2.60
23	Seas	2,333	2146	187	\$5,927.05	\$2.40	\$6,037.07	\$340.02	6.1%	\$6,037.69	\$450.64	8.1%	\$2.59	\$6,081.95	\$494.80	8.9%	\$2.61	\$6,148.32	\$561.27	10.0%	\$2.64	\$6,148.32	10.0%	\$2.64
24	Legion	2,288	1880	408	\$5,489.84	\$2.40	\$5,827.15	\$337.31	6.1%	\$5,935.53	\$445.69	8.1%	\$2.59	\$5,978.88	\$489.04	8.9%	\$2.61	\$6,043.91	\$554.07	10.1%	\$2.64	\$6,043.91	10.1%	\$2.64
25	Retail Store	2,208	3161	-953	\$5,318.00	\$2.41	\$5,650.54	\$332.54	-6.4%	\$5,754.94	\$436.94	8.2%	\$2.61	\$5,786.70	\$478.70	9.0%	\$2.63	\$5,859.34	\$541.34	10.2%	\$2.65	\$5,859.34	10.2%	\$2.65
26	Tim Hortons	2,152	2266	-114	\$5,197.22	\$2.41	\$5,526.41	\$329.19	6.3%	\$5,628.01	\$430.79	8.3%	\$2.62	\$5,668.65	\$471.43	9.1%	\$2.63	\$5,729.62	\$532.40	10.2%	\$2.66	\$5,729.62	10.2%	\$2.66
27	Makabi Inn	2,077	2087	-10	\$5,034.30	\$2.42	\$5,359.00	\$324.70	6.4%	\$5,456.83	\$422.53	8.4%	\$2.63	\$5,495.97	\$461.67	9.2%	\$2.65	\$5,554.47	\$520.37	10.3%	\$2.67	\$5,554.47	10.3%	\$2.67
28	Dairy Queen	2,052	1973	79	\$4,980.19	\$2.43	\$5,203.88	\$323.69	6.5%	\$5,400.47	\$420.28	8.4%	\$2.63	\$5,458.92	\$458.92	9.2%	\$2.65	\$5,497.06	\$496.87	10.4%	\$2.68	\$5,497.06	10.4%	\$2.68
29	Adventure Inn	1,952	3493	-1,541	\$4,764.01	\$2.44	\$5,081.21	\$317.20	6.7%	\$5,172.79	\$408.78	8.6%	\$2.65	\$5,209.42	\$445.41	9.3%	\$2.67	\$5,264.37	\$500.36	10.5%	\$2.70	\$5,264.37	10.5%	\$2.70
30	Ontario District Jail	1,913	2446	-533	\$4,680.71	\$2.45	\$4,995.56	\$314.85	2.9%	\$5,095.21	\$404.50	8.6%	\$2.66	\$5,121.07	\$440.36	9.4%	\$2.68	\$5,174.86	\$494.15	10.6%	\$2.71	\$5,174.86	10.6%	\$2.71
31	Wholesale company	1,816	539	1,277	\$4,459.63	\$2.46	\$4,779.90	\$320.27	7.2%	\$4,864.69	\$405.06	9.1%	\$2.68	\$4,898.60	\$438.97	9.8%	\$2.70	\$4,949.48	\$494.88	11.0%	\$2.7			

Spreadsheet No. 4: ICI customers showing 120 cu. meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%																	
Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	Revenue	per cu. meter	3%			5%			6%			7.50%		
						2012 Forecasted cu. meters	2012 to 2011 Revenue	% increase	2012 Forecasted cu. meters	2012 to 2011 Revenue	% increase	2012 Forecasted cu. meters	2012 to 2011 Revenue	% increase	2012 Forecasted cu. meters	2012 to 2011 Revenue	% increase
						\$2.22 + 120 cu meters	Increase	cost per cu. meter	\$2.27 + 120 cu meters	Increase	cost per cu. meter	\$2.29 + 120 cu meters	Increase	cost per cu. meter	\$2.32 + 120 cu meters	Increase	cost per cu. meter
69 MNR new meter in 2011	626	626	626	\$839.62	\$1.34	\$2,139.36	\$1,299.74	154.8%	\$3.42	\$2,164.68	\$1,325.06	157.8%	\$3.46	\$2,174.81	\$1,335.19	159.0%	\$3.47
70 Fort Frances Clinic	615	679	-64	\$1,876.23	\$3.05	\$2,113.25	\$237.02	12.6%	\$3.44	\$2,137.99	\$261.76	14.0%	\$3.48	\$2,147.88	\$271.65	14.5%	\$3.52
71 Illness centre	594	892	-298	\$1,830.96	\$3.08	\$2,066.73	\$235.77	12.9%	\$3.48	\$2,090.41	\$259.45	14.2%	\$3.52	\$2,099.89	\$266.93	14.5%	\$3.56
72 Car Dealership	579	533	46	\$1,799.06	\$3.11	\$2,033.93	\$234.87	13.1%	\$3.51	\$2,056.87	\$257.81	14.3%	\$3.55	\$2,066.05	\$266.99	14.8%	\$3.57
73 St. Francis School	573	555	18	\$1,794.91	\$3.13	\$2,020.41	\$225.50	12.6%	\$3.53	\$2,043.05	\$248.14	13.8%	\$3.57	\$2,052.10	\$257.19	14.3%	\$3.58
74 Bed & Breakfast	570	570	0	\$1,857.38	\$3.26	\$2,073.95	\$156.57	8.4%	\$3.53	\$2,036.44	\$179.06	9.6%	\$3.57	\$2,045.44	\$191.06	10.1%	\$3.59
75 Trailer Park	559	481	78	\$1,756.03	\$3.14	\$1,989.73	\$233.70	13.3%	\$3.56	\$2,011.68	\$256.65	14.6%	\$3.60	\$2,020.46	\$264.43	15.1%	\$3.61
76 Recreational	551	330	221	\$1,738.46	\$3.16	\$1,971.65	\$233.19	-19.8%	\$3.58	\$1,993.20	\$254.74	14.7%	\$3.62	\$2,001.81	\$263.35	15.1%	\$3.63
77 Mill	549	438	111	\$1,906.14	\$3.47	\$1,967.02	\$60.88	3.2%	\$3.58	\$1,989.46	\$62.32	4.3%	\$3.62	\$1,997.03	\$90.89	4.8%	\$3.64
78 Rainbow Motel	541	827	-286	\$1,717.18	\$3.17	\$1,949.76	\$232.58	13.5%	\$3.60	\$1,970.81	\$253.63	14.8%	\$3.64	\$1,979.23	\$262.05	15.3%	\$3.66
79 Prydes Plumbing etc	541	422	119	\$1,717.00	\$3.17	\$1,949.63	\$232.63	13.5%	\$3.60	\$1,970.68	\$253.68	14.8%	\$3.64	\$1,979.10	\$262.10	15.3%	\$3.66
80 Gabling's	532	318	214	\$1,697.91	\$3.19	\$1,929.97	\$232.06	13.7%	\$3.63	\$1,950.57	\$232.66	14.9%	\$3.67	\$1,958.82	\$260.90	15.4%	\$3.68
81 Bayview Motel	526	740	-214	\$1,697.12	\$3.22	\$1,917.57	\$220.45	13.0%	\$3.64	\$1,927.89	\$230.77	14.2%	\$3.68	\$1,946.02	\$248.90	14.7%	\$3.70
82	519	286	233	\$1,670.60	\$3.22	\$1,901.90	\$231.30	13.8%	\$3.66	\$1,921.87	\$251.27	15.0%	\$3.70	\$1,929.86	\$259.26	15.5%	\$3.72
83 Beside North Amer.	514	292	222	\$1,659.35	\$3.23	\$1,890.32	\$230.97	13.9%	\$3.68	\$1,910.03	\$230.68	15.1%	\$3.71	\$1,917.91	\$256.56	15.6%	\$3.73
84 Restaurant	495	757	-262	\$1,618.65	\$3.27	\$1,846.51	\$229.86	14.2%	\$3.73	\$1,867.28	\$248.63	15.4%	\$3.77	\$1,874.79	\$254.62	16.0%	\$3.81
85 Sids and Tubs	484	730	-246	\$1,593.13	\$3.29	\$1,820.30	\$229.17	14.4%	\$3.72	\$1,840.48	\$229.17	15.5%	\$3.81	\$1,847.75	\$254.62	16.0%	\$3.82
86 LaFamhe Restaurant	475	596	-121	\$1,573.77	\$3.32	\$1,802.39	\$228.62	14.5%	\$3.80	\$1,820.12	\$246.35	15.7%	\$3.84	\$1,827.21	\$253.44	16.1%	\$3.85
87 Garth House mtric	471	288	183	\$1,566.00	\$3.32	\$1,794.42	\$228.42	3.2%	\$3.81	\$1,811.97	\$245.97	15.7%	\$3.85	\$1,818.99	\$253.99	16.2%	\$3.86
88 Hammond's Landscaping NO SEWER	461	265	196	\$908.02	\$1.97	\$942.34	\$34.32	3.8%	\$2.04	\$952.57	\$44.55	4.9%	\$2.07	\$953.98	\$47.96	5.3%	\$2.07
89 Hair Dresser	447	432	15	\$1,514.98	\$3.39	\$1,741.97	\$226.99	15.0%	\$3.89	\$1,758.33	\$243.35	16.1%	\$3.93	\$1,761.88	\$245.91	16.5%	\$3.94
90 Offices	442	150	292	\$1,568.23	\$3.55	\$1,729.42	\$161.19	10.3%	\$3.92	\$1,745.51	\$173.28	11.3%	\$3.95	\$1,751.94	\$183.71	11.7%	\$3.97
91	441	214	227	\$1,500.74	\$3.40	\$1,727.33	\$226.59	15.1%	\$3.92	\$1,743.37	\$242.63	16.2%	\$3.96	\$1,749.79	\$245.05	16.6%	\$3.97
92 Institutional	429	301	128	\$1,475.70	\$3.44	\$1,707.60	\$225.90	15.3%	\$3.96	\$1,717.06	\$241.36	16.4%	\$4.00	\$1,723.52	\$247.54	16.8%	\$4.02
93 Sight and Sound	428	441	-13	\$1,540.98	\$3.60	\$1,699.48	\$158.50	10.3%	\$3.97	\$1,714.90	\$173.92	11.3%	\$4.00	\$1,721.06	\$180.08	11.7%	\$4.02
94 Restaurant	414	446	-32	\$1,441.96	\$3.49	\$1,666.88	\$224.92	15.6%	\$4.03	\$1,681.96	\$229.60	16.6%	\$4.07	\$1,687.47	\$245.47	17.0%	\$4.08
95 Good Impression	412	341	71	\$1,437.68	\$3.49	\$1,667.53	\$224.85	15.6%	\$4.04	\$1,677.11	\$239.43	16.7%	\$4.07	\$1,682.95	\$245.27	17.1%	\$4.09
96 The Place (Food retail Store)	411	342	69	\$1,435.62	\$3.50	\$1,660.40	\$224.78	15.7%	\$4.04	\$1,674.93	\$238.31	16.7%	\$4.08	\$1,680.75	\$245.13	17.1%	\$4.11
97 The Place (Food retail Store)	404	579	-175	\$1,421.48	\$3.52	\$1,645.89	\$224.41	15.8%	\$4.07	\$1,660.09	\$239.61	16.8%	\$4.11	\$1,665.78	\$244.30	17.2%	\$4.12
98 Public Works new metered account in 2011	391	391	391	\$936.00	\$2.39	\$1,616.82	\$680.82	72.7%	\$4.14	\$1,630.37	\$664.37	74.2%	\$4.17	\$1,635.79	\$669.79	74.8%	\$4.18
99 Nelson St Scale Shack	388	301	87	\$1,400.26	\$3.61	\$1,610.85	\$210.59	15.0%	\$4.15	\$1,624.27	\$224.01	16.0%	\$4.18	\$1,629.63	\$229.37	16.4%	\$4.20
100 Lawyers Office	385	367	18	\$1,380.85	\$3.58	\$1,604.11	\$223.26	16.2%	\$4.16	\$1,617.37	\$236.52	17.1%	\$4.20	\$1,622.68	\$241.83	17.5%	\$4.21
101 Shoppers Home Hea	384	379	5	\$1,406.85	\$3.66	\$1,601.99	\$195.14	13.9%	\$4.17	\$1,615.21	\$208.36	14.8%	\$4.20	\$1,620.49	\$213.64	15.2%	\$4.24
102 Institutional	380	367	13	\$1,424.63	\$3.75	\$1,605.40	\$167.77	11.8%	\$4.19	\$1,605.40	\$180.77	12.7%	\$4.22	\$1,610.60	\$185.97	13.1%	\$4.24
103 Car Dealership	377	419	-42	\$1,395.74	\$3.71	\$1,584.64	\$188.90	13.5%	\$4.21	\$1,597.46	\$201.72	14.5%	\$4.24	\$1,602.59	\$206.65	14.8%	\$4.26
104 Warehouse One Clothing	375	333	42	\$1,358.16	\$3.62	\$1,580.79	\$222.63	16.4%	\$4.22	\$1,593.53	\$235.37	17.3%	\$4.25	\$1,598.63	\$240.47	17.7%	\$4.27
105 Store	373	361	22	\$1,355.40	\$3.63	\$1,577.96	\$222.56	16.4%	\$4.22	\$1,590.64	\$235.24	17.4%	\$4.26	\$1,595.71	\$240.31	17.7%	\$4.29
106 Bonnie Blue Store	363	327	36	\$1,332.54	\$3.67	\$1,554.45	\$221.91	16.7%	\$4.28	\$1,566.60	\$234.06	17.6%	\$4.32	\$1,570.52	\$238.92	17.9%	\$4.33
107 Sunrise Country Ford	362	370	-8	\$1,331.66	\$3.67	\$1,553.55	\$221.89	16.7%	\$4.29	\$1,565.67	\$234.01	17.6%	\$4.32	\$1,570.52	\$238.86	17.9%	\$4.35
108 Elmora Mechanical	359	423	-64	\$1,324.38	\$3.69	\$1,546.08	\$221.70	16.7%	\$4.31	\$1,556.03	\$233.65	17.6%	\$4.34	\$1,562.82	\$238.44	18.0%	\$4.37
109 Public Works Dog Pound	356	345	11	\$1,530.53	\$4.30	\$1,538.39	\$7.86	0.5%	\$4.33	\$1,550.17	\$19.64	1.					

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Spreadsheet No. 4- [C] customers showing 120 cu. meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%

Bus. Type	2011		2010		2011-2010		Revenue		per cu. meter		3%		2012 to 2011		2012		5%		2012 to 2011		2012		6%		2012 to 2011		2012		7.50%		
	Actuals	Actuals	Actuals	Actuals	Actuals	Actuals	Actual	Actual	Forecasted	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	Forecasted	Revenue	% Increase	
	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters	cu. meters					cu. meters	cu. meters					cu. meter is \$2.27 + 120 cu.meters	cu. meter is \$2.27 + 120 cu.meters					cu. meter is \$2.29 + 120 cu.meters	cu. meter is \$2.29 + 120 cu.meters					cu. meter is \$2.32 + 120 cu.meters	cu. meter is \$2.32 + 120 cu.meters	
138 Sportsplex	243	0	243				\$1,403.82	\$5.78	\$1,288.05	-\$115.77	-39.4%	\$5.30	\$1,294.19	-\$109.63	-7.8%	\$5.33	\$1,296.65	-\$107.17	-7.6%	\$5.34	\$1,300.34	-\$103.48	-7.4%	\$5.35							
139 C N Bunkhouse	241	259	-18				\$1,096.34	\$4.56	\$1,283.06	\$186.72	17.0%	\$5.33	\$1,289.09	\$192.75	17.6%	\$5.36	\$1,291.51	\$195.17	17.8%	\$5.37	\$1,295.13	\$198.79	18.1%	\$5.38							
140 Store	236	245	-9				\$1,059.22	\$4.48	\$1,273.59	\$214.37	20.2%	\$5.39	\$1,279.41	\$220.19	20.8%	\$5.41	\$1,281.74	\$222.52	21.0%	\$5.42	\$1,285.23	\$226.01	21.3%	\$5.44							
141 ambulance garage	233	282	-49				\$1,077.40	\$4.62	\$1,266.53	\$189.13	17.6%	\$5.43	\$1,272.19	\$194.79	18.1%	\$5.46	\$1,274.45	\$197.05	18.3%	\$5.46	\$1,277.85	\$200.45	18.5%	\$5.48							
142 office	232	263	-31				\$1,064.82	\$4.60	\$1,263.19	\$198.37	18.6%	\$5.45	\$1,268.17	\$203.95	19.2%	\$5.48	\$1,271.01	\$206.19	19.4%	\$5.49	\$1,274.36	\$209.54	19.7%	\$5.50							
143 Tessa Kitchen	231	247	-16				\$1,107.75	\$4.79	\$1,282.39	\$154.64	14.0%	\$5.46	\$1,287.96	\$160.21	14.5%	\$5.48	\$1,290.18	\$162.43	14.7%	\$5.49	\$1,293.52	\$165.77	15.0%	\$5.50							
144 Howarts Home Furnishing	225	130	95				\$1,106.55	\$4.92	\$1,248.47	\$141.92	12.8%	\$5.55	\$1,253.13	\$147.17	13.3%	\$5.57	\$1,255.82	\$149.27	13.5%	\$5.58	\$1,258.97	\$152.42	13.8%	\$5.59							
145 NMR	223	609	-386				\$1,346.75	\$6.03	\$1,244.53	-\$102.22	-7.6%	\$5.57	\$1,249.69	-\$97.06	-7.2%	\$5.60	\$1,251.76	-\$94.99	-7.1%	\$5.61	\$1,254.86	-\$91.89	-6.8%	\$5.62							
146 Newspaper	222	190	32				\$1,049.09	\$4.73	\$1,240.78	\$191.69	18.3%	\$5.60	\$1,245.66	\$196.77	18.8%	\$5.62	\$1,247.90	\$198.81	19.0%	\$5.63	\$1,250.95	\$201.86	19.2%	\$5.64							
147 Hotel	220	511	-291				\$1,073.74	\$4.87	\$1,238.27	\$164.53	15.3%	\$5.62	\$1,243.29	\$169.55	15.8%	\$5.64	\$1,245.30	\$171.56	16.0%	\$5.65	\$1,248.32	\$174.58	16.3%	\$5.66							
148 vacant	218	0	218				\$1,242.64	\$5.69	\$1,233.22	-\$9.42	-0.8%	\$5.65	\$1,238.13	-\$4.51	-0.4%	\$5.67	\$1,240.10	-\$2.54	-0.2%	\$5.68	\$1,243.04	\$0.40	0.0%	\$5.70							
149 MTO	215	32	183				\$1,332.61	\$6.29	\$1,225.97	-\$128.64	-9.4%	\$5.70	\$1,227.41	-\$121.90	-9.0%	\$5.73	\$1,232.61	-\$120.00	-8.9%	\$5.73	\$1,235.46	-\$117.15	-8.7%	\$5.75							
150 Sister Kennedy	209	377	-168				\$1,037.22	\$4.96	\$1,213.04	\$175.82	17.0%	\$5.80	\$1,217.49	\$180.27	17.4%	\$5.82	\$1,219.28	\$182.06	17.6%	\$5.83	\$1,221.95	\$184.73	17.8%	\$5.84							
151 Cement works	207	181	26				\$1,055.08	\$5.09	\$1,209.10	\$154.02	14.6%	\$5.83	\$1,213.47	\$158.39	15.0%	\$5.85	\$1,215.22	\$160.14	15.2%	\$5.86	\$1,217.84	\$162.76	15.4%	\$5.87							
152 McNamee Park new meter in 2011	201	201	0				\$255.60	\$2.61	\$1,195.02	\$669.42	127.4%	\$5.95	\$1,199.07	\$673.47	128.1%	\$5.97	\$1,200.69	\$675.09	128.4%	\$5.97	\$1,203.12	\$677.52	128.9%	\$5.99							
153 hair dresser	201	194	7				\$1,040.05	\$5.19	\$1,193.96	\$153.91	14.8%	\$5.95	\$1,197.99	\$157.94	15.2%	\$5.97	\$1,199.60	\$159.55	15.3%	\$5.98	\$1,202.02	\$161.97	15.6%	\$5.99							
154 Investments	200	200	0				\$1,029.17	\$5.14	\$1,193.24	\$164.07	15.9%	\$5.96	\$1,197.25	\$168.08	16.3%	\$5.98	\$1,198.86	\$169.69	16.5%	\$5.99	\$1,201.26	\$172.09	16.7%	\$6.00							
155 Public Library	200	103	97				\$1,104.38	\$5.53	\$1,191.84	\$97.46	7.9%	\$5.97	\$1,192.55	\$91.44	8.3%	\$5.99	\$1,197.41	\$93.03	8.4%	\$6.00	\$1,199.80	\$95.42	8.6%	\$6.01							
156 vacant winter no sewer	197	158	39				\$357.30	\$1.81	\$630.83	\$273.53	76.6%	\$3.20	\$633.14	\$275.84	77.2%	\$3.21	\$633.91	\$276.61	77.4%	\$3.22	\$635.45	\$278.15	77.6%	\$3.23							
157 McTaggarts	196	145	51				\$1,074.81	\$5.48	\$1,184.27	\$109.46	10.2%	\$6.04	\$1,189.60	\$113.27	10.5%	\$6.06	\$1,191.88	\$114.79	10.7%	\$6.08	\$1,197.07	\$117.07	10.9%	\$6.10							
158 Residential	193	224	-31				\$895.22	\$4.63	\$1,177.72	\$282.50	31.6%	\$6.10	\$1,181.38	\$286.16	32.0%	\$6.11	\$1,182.84	\$287.62	32.1%	\$6.12	\$1,185.04	\$289.82	32.4%	\$6.13							
159 Northland Computers Plus	193	313	-120				\$1,021.10	\$5.29	\$1,177.51	\$156.41	15.3%	\$6.10	\$1,181.16	\$160.66	15.7%	\$6.12	\$1,182.62	\$161.52	15.8%	\$6.12	\$1,184.82	\$163.72	16.0%	\$6.14							
160 K & M Trucking	191	470	-279				\$1,054.10	\$5.51	\$1,173.17	\$119.07	11.3%	\$6.14	\$1,173.17	\$122.63	11.6%	\$6.16	\$1,178.15	\$124.05	11.8%	\$6.17	\$1,180.29	\$126.19	12.0%	\$6.18							
161 accounting office	186	116	70				\$1,025.32	\$5.51	\$1,161.77	\$136.45	13.3%	\$6.25	\$1,165.07	\$139.75	13.6%	\$6.26	\$1,166.39	\$141.07	13.8%	\$6.27	\$1,168.37	\$143.05	14.0%	\$6.28							
162 Crazy Ladies Fabrics	184	250	-66				\$1,015.99	\$5.51	\$1,158.33	\$142.34	14.0%	\$6.28	\$1,161.55	\$145.56	14.3%	\$6.30	\$1,162.84	\$146.85	14.5%	\$6.30	\$1,164.78	\$148.79	14.6%	\$6.31							
163 Probation Office	183	159	24				\$1,035.64	\$5.65	\$1,155.50	\$119.86	11.6%	\$6.31	\$1,158.66	\$123.02	11.9%	\$6.32	\$1,159.93	\$124.29	12.0%	\$6.33	\$1,161.82	\$126.18	12.2%	\$6.34							
164 Core Plant	181	569	-388				\$1,016.29	\$5.60	\$1,151.37	\$135.08	13.3%	\$6.35	\$1,154.44	\$138.15	13.6%	\$6.37	\$1,155.67	\$139.38	13.7%	\$6.37	\$1,157.51	\$141.22	13.9%	\$6.38							
165 Residential	180	176	4				\$668.52	\$4.81	\$1,149.46	\$280.94	32.3%	\$6.37	\$1,1																		

Spreadsheet No. 4: ICI customers showing 120 cu. meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%

Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	Revenue	per cu. meter	3%			5%			6%			7.50%		
						2012 Forecasted	2012 to 2011 Revenue	% increase	2012 Forecasted	2012 to 2011 Revenue	% increase	2012 Forecasted	2012 to 2011 Revenue	% increase	2012 Forecasted	2012 to 2011 Revenue	% increase
						cu. meters	\$2.22 + 120	cost per cu. meter	cu. meter is \$2.27 + 120	cost per cu. meter	cu. meter is \$2.29 + 120	cost per cu. meter	cu. meter is \$2.32 + 120	cost per cu. meter			
Dany's Custom Landscaping	91	73	18	\$1,015.20	\$11.13	\$1,015.20	\$0.00	0.0%	\$11.13	\$1,015.20	\$0.00	0.0%	\$11.13	\$1,015.20	\$0.00	0.0%	\$11.13
Motel	89	86	3	\$1,015.20	\$11.37	\$1,015.20	\$0.00	0.0%	\$11.37	\$1,015.20	\$0.00	0.0%	\$11.37	\$1,015.20	\$0.00	0.0%	\$11.37
pro shine no sewer	88	69	19	\$540.00	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14
office	86	46	40	\$1,015.20	\$11.78	\$1,015.20	\$0.00	0.0%	\$11.78	\$1,015.20	\$0.00	0.0%	\$11.78	\$1,015.20	\$0.00	0.0%	\$11.78
R&B Auto	84	105	-21	\$1,015.20	\$12.06	\$1,015.20	\$0.00	0.0%	\$12.06	\$1,015.20	\$0.00	0.0%	\$12.06	\$1,015.20	\$0.00	0.0%	\$12.06
Forestry company	84	75	9	\$1,022.87	\$12.25	\$1,015.20	-\$7.67	-0.7%	\$12.16	\$1,015.20	\$0.00	0.0%	\$12.16	\$1,015.20	\$0.00	-0.7%	\$12.16
no sewer INACTIVE IN WINTER	82	97	-15	\$244.55	\$2.99	\$244.55	\$0.00	0.0%	\$2.99	\$244.55	\$0.00	0.0%	\$2.99	\$244.55	\$0.00	0.0%	\$2.99
Fort Duly Free	81	26	55	\$1,015.20	\$12.52	\$1,015.20	\$0.00	0.0%	\$12.52	\$1,015.20	\$0.00	0.0%	\$12.52	\$1,015.20	\$0.00	0.0%	\$12.52
Homlunds Investments	79	105	-26	\$1,015.20	\$12.82	\$1,015.20	\$0.00	0.0%	\$12.82	\$1,015.20	\$0.00	0.0%	\$12.82	\$1,015.20	\$0.00	0.0%	\$12.82
lawyer office	77	205	-128	\$1,015.20	\$13.14	\$1,015.20	\$0.00	0.0%	\$13.14	\$1,015.20	\$0.00	0.0%	\$13.14	\$1,015.20	\$0.00	0.0%	\$13.14
Guillevin International	69	91	-22	\$1,015.20	\$14.72	\$1,015.20	\$0.00	0.0%	\$14.72	\$1,015.20	\$0.00	0.0%	\$14.72	\$1,015.20	\$0.00	0.0%	\$14.72
Northwoods Gallery & Gift	68	41	27	\$1,055.28	\$15.60	\$1,015.20	-\$40.08	-3.8%	\$15.01	\$1,055.28	\$0.00	0.0%	\$15.01	\$1,015.20	-\$40.08	-3.8%	\$15.01
Lumber retail store	67	102	-35	\$1,015.20	\$15.07	\$1,015.20	\$0.00	0.0%	\$15.07	\$1,015.20	\$0.00	0.0%	\$15.07	\$1,015.20	\$0.00	0.0%	\$15.07
Border Travel	65	118	-53	\$1,015.20	\$15.60	\$1,015.20	\$0.00	0.0%	\$15.60	\$1,015.20	\$0.00	0.0%	\$15.60	\$1,015.20	\$0.00	0.0%	\$15.60
Store	65	64	1	\$1,015.20	\$15.62	\$1,015.20	\$0.00	0.0%	\$15.62	\$1,015.20	\$0.00	0.0%	\$15.62	\$1,015.20	\$0.00	0.0%	\$15.62
School Bus Garage	64	84	-20	\$1,015.20	\$15.75	\$1,015.20	\$0.00	0.0%	\$15.75	\$1,015.20	\$0.00	0.0%	\$15.75	\$1,015.20	\$0.00	0.0%	\$15.75
M & M MEATS	64	59	5	\$1,015.20	\$15.77	\$1,015.20	\$0.00	0.0%	\$15.77	\$1,015.20	\$0.00	0.0%	\$15.77	\$1,015.20	\$0.00	0.0%	\$15.77
Shoppers Home Hea	61	68	-7	\$1,015.20	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69
FF Chiropractor	61	68	-7	\$1,015.20	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69
Mark's Work Warehouse	61	36	25	\$1,015.20	\$16.75	\$1,015.20	\$0.00	0.0%	\$16.75	\$1,015.20	\$0.00	0.0%	\$16.75	\$1,015.20	\$0.00	0.0%	\$16.75
Land Surveyor	60	336	-276	\$1,055.28	\$17.56	\$1,015.20	-\$40.08	-3.8%	\$16.89	\$1,055.28	\$0.00	0.0%	\$16.89	\$1,015.20	-\$40.08	-3.8%	\$16.89
Wilsons Business Solu	59	65	-6	\$1,015.20	\$17.07	\$1,015.20	\$0.00	0.0%	\$17.07	\$1,015.20	\$0.00	0.0%	\$17.07	\$1,015.20	\$0.00	0.0%	\$17.07
Trucking Company	58	64	-6	\$1,015.20	\$17.64	\$1,015.20	\$0.00	0.0%	\$17.64	\$1,015.20	\$0.00	0.0%	\$17.64	\$1,015.20	\$0.00	0.0%	\$17.64
Flooring shop	56	54	2	\$1,015.20	\$18.08	\$1,015.20	\$0.00	0.0%	\$18.08	\$1,015.20	\$0.00	0.0%	\$18.08	\$1,015.20	\$0.00	0.0%	\$18.08
Museum	56	778	-722	\$1,015.20	\$18.13	\$1,015.20	\$0.00	0.0%	\$18.13	\$1,015.20	\$0.00	0.0%	\$18.13	\$1,015.20	\$0.00	0.0%	\$18.13
Cheers	56	64	-8	\$1,015.20	\$18.27	\$1,015.20	\$0.00	0.0%	\$18.27	\$1,015.20	\$0.00	0.0%	\$18.27	\$1,015.20	\$0.00	0.0%	\$18.27
Bargain Shop	55	74	-19	\$1,015.20	\$18.40	\$1,015.20	\$0.00	0.0%	\$18.40	\$1,015.20	\$0.00	0.0%	\$18.40	\$1,015.20	\$0.00	0.0%	\$18.40
Dersken Law	55	105	-50	\$1,015.20	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52
Cousineau Brokers Inc	55	105	-50	\$1,015.20	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52
Car Dealership	53	64	-11	\$1,015.20	\$19.15	\$1,015.20	\$0.00	0.0%	\$19.15	\$1,015.20	\$0.00	0.0%	\$19.15	\$1,015.20	\$0.00	0.0%	\$19.15
WPC office	50	135	-85	\$1,015.20	\$20.12	\$1,015.20	\$0.00	0.0%	\$20.12	\$1,015.20	\$0.00	0.0%	\$20.12	\$1,015.20	\$0.00	0.0%	\$20.12
Fort Frances General Sup	48	41	7	\$1,015.20	\$21.11	\$1,015.20	\$0.00	0.0%	\$21.11	\$1,015.20	\$0.00	0.0%	\$21.11	\$1,015.20	\$0.00	0.0%	\$21.11
Frankos Subway Grocery	45	100	-55	\$1,015.20	\$22.33	\$1,015.20	\$0.00	0.0%	\$22.33	\$1,015.20	\$0.00	0.0%	\$22.33	\$1,015.20	\$0.00	0.0%	\$22.33
Rainy River Future Dev	9	240	-231	\$1,015.20	\$23.76	\$1,015.20	\$0.00	0.0%	\$23.76	\$1,015.20	\$0.00	0.0%	\$23.76	\$1,015.20	\$0.00	0.0%	\$23.76
Forestry Company	43	65	-22	\$1,015.20	\$23.86	\$1,015.20	\$0.00	0.0%	\$23.86	\$1,015.20	\$0.00	0.0%	\$23.86	\$1,015.20	\$0.00	0.0%	\$23.86
Equipment Contractor	42	56	-14	\$1,015.20	\$24.01	\$1,015.20	\$0.00	0.0%	\$24.01	\$1,015.20	\$0.00	0.0%	\$24.01	\$1,015.20	\$0.00	0.0%	\$24.01
Sight and Sound	42	36	6	\$1,015.20	\$24.27	\$1,015.20	\$0.00	0.0%	\$24.27	\$1,015.20	\$0.00	0.0%	\$24.27	\$1,015.20	\$0.00	0.0%	\$24.27
	41	55	-14	\$1,015.20	\$24.81	\$1,015.20	\$0.00	0.0%	\$24.81	\$1,015.20	\$0.00	0.0%	\$24.81	\$1,015.20	\$0.00	0.0%	\$24.81
Inactive	41	164	-123	\$507.60	\$12.41	\$1,015.20	\$507.60	100.0%	\$12.41	\$507.60	\$0.00	0.0%	\$12.41	\$1,015.20	\$507.60	100.0%	\$12.41
Store	38	18	20	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46
ambulance garage	38	37	1	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46
Store	35	43	-8	\$1,015.20	\$28.78	\$1,015.20	\$0.00	0.0%	\$28.78	\$1,015.20	\$0.00	0.0%	\$28.78	\$1,015.20	\$0.00	0.0%	\$28.78
Investors	35	35	0	\$1,015.20	\$28.85	\$1,015.20	\$0.00	0.0%	\$28.85	\$1,015.20	\$0.00	0.0%	\$28.85	\$1,015.20	\$0.00	0.0%	\$28.85

Spreadsheet No. 4: ICI customers showing 120 cu. meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%

Bus. Type	2011		2010		2011-2010		Revenue		per cu. meter		3%		5%		6%		7.50%	
	Actuals		Actuals		Actuals		Actual		Actual		2012 Forecasted cu. meters \$2.22 + 120 cu.meters		2012 Forecasted Revenue Increase		2012 Forecasted Revenue Increase		2012 Forecasted cu. meter is \$2.29 + 120 cu.meters	
	Actuals	cu. meters	Actuals	cu. meters	Actuals	cu. meters	Revenue	per cu. meter	Revenue	per cu. meter	2012 Forecasted cu. meters \$2.22 + 120 cu.meters	2012 to 2011 Revenue Increase	2012 to 2011 % Increase	2012 Forecasted Revenue Increase	2012 to 2011 Revenue Increase	2012 to 2011 % Increase	2012 Forecasted cu. meter is \$2.29 + 120 cu.meters	2012 to 2011 Revenue Increase
273 Inactive	11	97	-86		\$338.40	\$30.38	\$1,015.20	\$676.80	200.0%	\$91.15	\$338.40	\$0.00	0.0%	\$676.80	\$0.00	0.0%	\$1,015.20	\$676.80
274 Potito Chip Distributor	9	9	0		\$1,015.20	\$111.66	\$1,015.20	\$0.00	0.0%	\$111.66	\$1,015.20	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$1,015.20	\$0.00
275 Sewage Treatment	6	12	-6		\$3,397.68	\$566.64	\$1,015.20	-\$2,382.48	-70.1%	\$169.31	\$3,397.68	\$0.00	0.0%	\$566.64	\$1,015.20	-70.1%	\$1,015.20	-\$2,382.48
276 Robert Moore School	4	745	-741		\$2,520.72	\$614.74	\$1,015.20	-\$1,505.52	-59.7%	\$247.58	\$2,520.72	\$0.00	0.0%	\$614.74	\$1,015.20	-59.7%	\$1,015.20	-\$1,505.52
277 Training center	3	2	1		\$1,015.20	\$360.19	\$1,015.20	\$0.00	0.0%	\$360.19	\$1,015.20	\$0.00	0.0%	\$360.19	\$1,015.20	0.0%	\$1,015.20	\$0.00
278	2	0	2		\$1,015.20	\$485.47	\$1,015.20	\$0.00	0.0%	\$485.47	\$1,015.20	\$0.00	0.0%	\$485.47	\$1,015.20	0.0%	\$1,015.20	\$0.00
279 NO SEWER	2	3	-1		\$540.00	\$269.97	\$1,015.20	\$475.20	88.0%	\$507.54	\$540.00	\$0.00	0.0%	\$269.97	\$1,015.20	88.0%	\$1,015.20	\$475.20
280 East End Hall - new meter in 2011	2		2		\$169.20	\$84.60	\$1,015.20	\$846.00	500.0%	\$507.60	\$169.20	\$0.00	0.0%	\$84.60	\$1,015.20	500.0%	\$1,015.20	\$846.00
281 Causeway Insurance	2	2	0		\$1,015.20	\$558.29	\$1,015.20	\$0.00	0.0%	\$558.29	\$1,015.20	\$0.00	0.0%	\$558.29	\$1,015.20	0.0%	\$1,015.20	\$0.00
282 Bayview Motel	2	3	-3		\$1,015.20	\$676.72	\$1,015.20	\$0.00	0.0%	\$676.72	\$1,015.20	\$0.00	0.0%	\$676.72	\$1,015.20	0.0%	\$1,015.20	\$0.00
283 vacant	0	0	0		\$1,015.20	\$0.00												
284 Inactive		27	-27			\$0.00												
285 Inactive	0	108	-108			\$0.00												
286 Inactive	0	3	-3		\$117.85	\$0.00												
287 vacant	0	0	0		\$1,015.20	\$0.00												
288 vacant	0	0	0		\$1,015.20	\$0.00												
289 Insurance office	0	0	0		\$1,015.20	\$0.00												
290 Inactive	0	10	-10		\$818.68	\$0.00												
291 Equipment storage building	0	0	0		\$1,015.20	\$0.00												
292 Customs Building	0	0	0		\$1,015.20	\$0.00												
yearly increase	433,978	496,192	-64,214		\$1,134,643.27	\$2.61		\$1,182,419.26	\$54,803.72		\$1,204,162.82	\$76,547.28		\$83,224.56			\$1,223,023.75	\$95,408.21
water portion						\$47,775.99		\$69,519.55			\$76,196.83			\$88,380.48			\$63,685.11	
sewer portion						\$628,463.12		\$641,866.53			\$645,076.39			\$665,763.72			\$669,338.64	

70	Fort Frances Clinic	615	679	-64	\$1,876.23	\$3.05	\$1,980.05	\$103.82	5.5%	\$3.22	\$2,001.79	\$125.56	6.7%	\$3.26	\$2,010.48	\$134.25	7.2%	\$3.27	\$2,023.52	\$147.29	7.9%	\$3.29
71	Fitness centre	594	892	-298	\$1,830.96	\$3.08	\$1,933.53	\$102.57	5.6%	\$3.26	\$1,954.21	\$123.25	6.7%	\$3.29	\$1,962.49	\$131.53	7.2%	\$3.31	\$1,974.90	\$143.94	7.9%	\$3.33
72	Car Dealership	579	533	46	\$1,799.06	\$3.11	\$1,900.73	\$101.67	5.7%	\$3.28	\$1,920.67	\$123.25	6.8%	\$3.32	\$1,928.65	\$129.59	7.2%	\$3.33	\$1,940.62	\$141.66	7.9%	\$3.35
73	St Francis School	573	555	18	\$1,794.91	\$3.13	\$1,887.21	\$92.30	5.1%	\$3.29	\$1,906.85	\$111.94	6.2%	\$3.33	\$1,914.70	\$119.79	6.7%	\$3.34	\$1,926.49	\$131.58	7.3%	\$3.36
74	Bed & Breakfast	570	570	0	\$1,857.38	\$3.26	\$1,880.75	\$23.37	1.3%	\$3.30	\$1,900.24	\$42.86	2.3%	\$3.33	\$1,908.04	\$50.66	2.7%	\$3.35	\$1,919.74	\$62.36	3.4%	\$3.37
75	Trailer Park	559	481	78	\$1,756.03	\$3.14	\$1,856.53	\$100.50	5.7%	\$3.32	\$1,875.48	\$119.45	6.8%	\$3.36	\$1,883.06	\$127.03	7.2%	\$3.37	\$1,894.42	\$138.39	7.9%	\$3.39
76	Recreational	551	330	221	\$1,738.46	\$3.16	\$1,838.45	\$99.99	-25.2%	\$3.34	\$1,857.00	\$118.54	6.8%	\$3.37	\$1,864.41	\$125.95	7.2%	\$3.38	\$1,875.54	\$137.08	7.9%	\$3.40
77	Mill	549	438	111	\$1,906.14	\$3.47	\$1,833.82	-\$72.32	-3.8%	\$3.34	\$1,852.26	-\$53.88	-2.8%	\$3.38	\$1,859.63	-\$46.51	-2.4%	\$3.39	\$1,870.69	-\$35.45	-1.9%	\$3.41
78	Rainbow Motel	541	827	-286	\$1,717.18	\$3.17	\$1,816.56	\$99.38	5.8%	\$3.36	\$1,834.61	\$117.43	6.8%	\$3.39	\$1,841.83	\$124.65	7.3%	\$3.40	\$1,852.66	-\$35.45	-1.9%	\$3.41
79	Prydes Plumbing etc	541	422	119	\$1,717.00	\$3.17	\$1,816.43	\$99.43	5.8%	\$3.36	\$1,834.48	\$117.48	6.8%	\$3.39	\$1,841.70	\$124.70	7.3%	\$3.40	\$1,852.52	\$135.52	7.9%	\$3.42
80	Gabrings	532	318	214	\$1,697.91	\$3.19	\$1,796.77	\$98.86	5.8%	\$3.38	\$1,814.37	\$116.46	6.9%	\$3.41	\$1,821.41	\$123.50	7.3%	\$3.42	\$1,831.97	\$134.06	7.9%	\$3.44
81	Bayview Motel	526	740	-214	\$1,697.12	\$3.22	\$1,784.37	\$87.25	5.1%	\$3.39	\$1,801.69	\$104.57	6.2%	\$3.42	\$1,808.62	\$111.50	6.6%	\$3.44	\$1,819.02	\$121.90	7.2%	\$3.46
82		519	286	233	\$1,670.60	\$3.22	\$1,768.70	\$98.10	5.9%	\$3.41	\$1,765.67	\$115.07	6.9%	\$3.45	\$1,792.46	\$121.86	7.3%	\$3.46	\$1,802.64	\$132.04	7.9%	\$3.47
83	Beside North Amer.	514	292	222	\$1,659.35	\$3.23	\$1,757.12	\$97.77	5.9%	\$3.42	\$1,773.83	\$114.48	6.9%	\$3.45	\$1,780.51	\$121.16	7.3%	\$3.46	\$1,790.54	\$131.19	7.9%	\$3.48
84	restaurant	495	757	-262	\$1,618.65	\$3.27	\$1,715.31	\$96.66	6.0%	\$3.46	\$1,731.08	\$112.43	6.9%	\$3.49	\$1,737.39	\$118.74	7.3%	\$3.51	\$1,746.85	\$128.20	7.9%	\$3.53
85	Suds and Tubs	484	730	-246	\$1,593.13	\$3.29	\$1,689.10	\$95.97	6.0%	\$3.49	\$1,704.28	\$111.15	7.0%	\$3.52	\$1,710.35	\$116.04	7.4%	\$3.54	\$1,719.45	\$126.32	7.9%	\$3.56
86	Flambe Restaurant	475	596	-121	\$1,573.77	\$3.32	\$1,669.19	\$95.42	6.1%	\$3.52	\$1,683.92	\$110.15	7.0%	\$3.55	\$1,689.81	\$116.22	7.4%	\$3.56	\$1,698.65	\$124.88	7.9%	\$3.58
87	Pour House melle	471	288	183	\$1,566.00	\$3.32	\$1,661.22	\$95.22	-4.4%	\$3.53	\$1,675.77	\$109.77	7.0%	\$3.56	\$1,681.59	\$115.59	7.4%	\$3.57	\$1,690.32	\$124.32	7.9%	\$3.59
88	Hammonds Landscaping NO SEWER	461	265	196	\$908.02	\$1.97	\$871.54	-\$36.48	-4.0%	\$1.89	\$879.97	-\$28.05	-3.1%	\$1.91	\$882.78	-\$25.24	-2.8%	\$1.92	\$888.40	-\$19.62	-2.2%	\$1.93
89	Far Dresser	447	432	15	\$1,514.98	\$3.39	\$1,608.77	\$93.79	6.2%	\$3.60	\$1,622.13	\$107.15	7.1%	\$3.63	\$1,627.48	\$112.50	7.4%	\$3.64	\$1,635.50	\$120.52	8.0%	\$3.67
90	offices	442	150	292	\$1,568.23	\$3.55	\$1,596.22	\$27.99	1.8%	\$3.61	\$1,609.31	\$107.15	2.6%	\$3.64	\$1,614.54	\$112.50	3.0%	\$3.66	\$1,622.39	\$54.16	3.5%	\$3.67
91		441	214	227	\$1,500.74	\$3.40	\$1,594.13	\$93.39	6.2%	\$3.62	\$1,607.17	\$106.43	7.1%	\$3.65	\$1,612.39	\$111.65	7.4%	\$3.66	\$1,620.21	\$119.47	8.0%	\$3.68
92	Institutional	429	301	128	\$1,475.70	\$3.44	\$1,568.40	\$92.70	6.3%	\$3.65	\$1,580.86	\$105.16	7.1%	\$3.68	\$1,585.84	\$110.14	7.5%	\$3.69	\$1,593.32	\$117.62	8.0%	\$3.71
93	light and Sound	428	441	-13	\$1,540.98	\$3.60	\$1,566.28	\$25.30	1.6%	\$3.66	\$1,578.70	\$37.72	2.4%	\$3.69	\$1,583.66	\$42.68	2.8%	\$3.70	\$1,591.11	\$50.13	3.3%	\$3.72
94	Restaurant	414	446	-32	\$1,441.96	\$3.49	\$1,533.68	\$91.72	6.4%	\$3.71	\$1,545.36	\$103.40	7.2%	\$3.74	\$1,550.03	\$108.07	7.5%	\$3.75	\$1,557.04	\$115.08	8.0%	\$3.77
95	ood Impression	412	341	71	\$1,437.68	\$3.49	\$1,529.33	\$91.65	6.4%	\$3.72	\$1,540.91	\$103.23	7.2%	\$3.74	\$1,545.55	\$107.87	7.5%	\$3.76	\$1,552.49	\$114.81	8.0%	\$3.77
96	offices	411	342	69	\$1,435.62	\$3.50	\$1,527.20	\$91.58	6.4%	\$3.72	\$1,538.73	\$103.11	7.2%	\$3.75	\$1,543.35	\$107.73	7.5%	\$3.76	\$1,550.27	\$114.65	8.0%	\$3.78
97	The Place (Food retail Store)	404	579	-175	\$1,421.48	\$3.52	\$1,512.69	\$91.21	6.4%	\$3.74	\$1,523.89	\$102.41	7.2%	\$3.77	\$1,528.38	\$106.90	7.5%	\$3.78	\$1,535.10	\$113.62	8.0%	\$3.80
98	Public Works new metered account in 2011	391		391	\$936.00	\$2.39	\$1,483.62	\$547.62	58.5%	\$3.79	\$1,494.17	\$558.17	59.6%	\$3.82	\$1,498.39	\$562.39	60.1%	\$3.83	\$1,504.72	\$568.72	60.8%	\$3.85
99	Nelson St Scale Shack	389	301	87	\$1,400.26	\$3.61	\$1,477.65	\$77.39	5.5%	\$3.81	\$1,488.07	\$97.81	6.3%	\$3.83	\$1,492.23	\$91.97	6.6%	\$3.84	\$1,498.48	\$98.22	7.0%	\$3.86
100	Lawyer's office	385	367	18	\$1,380.85	\$3.58	\$1,470.91	\$90.06	6.5%	\$3.82	\$1,481.17	\$100.32	7.3%	\$3.85	\$1,485.28	\$104.43	7.6%	\$3.86	\$1,491.43	\$110.58	8.0%	\$3.87
101	Shoppers Home Hea	384	379	5	\$1,406.85	\$3.66	\$1,468.79	\$61.94	4.4%	\$3.82	\$1,479.01	\$72.16	5.1%	\$3.85	\$1,483.09	\$76.24	5.4%	\$3.86	\$1,489.22	\$82.37	5.9%	\$3.87
102	Institutional	380	367	13	\$1,424.63	\$3.75	\$1,459.20	\$34.57	2.4%	\$3.84	\$1,469.20	\$44.57	3.1%	\$3.87	\$1,473.20	\$48.57	3.4%	\$3.88	\$1,479.20	\$54.57	3.8%	\$3.89
103	Car Dealership	377	419	-42	\$1,395.74	\$3.71	\$1,451.44	\$55.70	4.0%	\$3.86	\$1,461.26	\$65.52	4.7%	\$3.88	\$1,465.19	\$69.46	5.0%	\$3.89	\$1,471.09	\$75.35	5.4%	\$3.91
104	Warehouse One Clothing	375	333	42	\$1,358.16	\$3.62																

139	C N Bunkhouse	241	259	-18	\$1,096.34	\$4.56	\$1,149.86	\$53.52	4.9%	\$4.78	\$1,152.89	\$56.55	5.2%	\$4.79	\$1,154.11	\$57.77	5.3%	\$4.80	\$1,155.93	\$59.59	5.4%	\$4.80	\$1,156.93	\$61.25	5.7%	\$4.85	\$1,163.65	\$63.16	6.6%	\$4.90	\$1,171.75	\$70.00	8.3%	\$5.10	\$1,180.00	\$73.50	9.2%	\$5.20	\$1,188.00	\$77.00	10.0%	\$5.30	\$1,196.00	\$80.00	10.8%	\$5.40	\$1,204.00	\$83.00	11.6%	\$5.50	\$1,212.00	\$86.00	12.5%	\$5.60	\$1,220.00	\$89.00	13.3%	\$5.70	\$1,228.00	\$92.00	14.2%	\$5.80	\$1,236.00	\$95.00	15.0%	\$5.90	\$1,244.00	\$98.00	15.8%	\$6.00	\$1,252.00	\$101.00	16.7%	\$6.10	\$1,260.00	\$104.00	17.5%	\$6.20	\$1,268.00	\$107.00	18.4%	\$6.30	\$1,276.00	\$110.00	19.2%	\$6.40	\$1,284.00	\$113.00	20.0%	\$6.50	\$1,292.00	\$116.00	20.8%	\$6.60	\$1,300.00	\$119.00	21.7%	\$6.70	\$1,308.00	\$122.00	22.5%	\$6.80	\$1,316.00	\$125.00	23.3%	\$6.90	\$1,324.00	\$128.00	24.2%	\$7.00	\$1,332.00	\$131.00	25.0%	\$7.10	\$1,340.00	\$134.00	25.8%	\$7.20	\$1,348.00	\$137.00	26.7%	\$7.30	\$1,356.00	\$140.00	27.5%	\$7.40	\$1,364.00	\$143.00	28.3%	\$7.50	\$1,372.00	\$146.00	29.2%	\$7.60	\$1,380.00	\$149.00	30.0%	\$7.70	\$1,388.00	\$152.00	30.8%	\$7.80	\$1,396.00	\$155.00	31.7%	\$7.90	\$1,404.00	\$158.00	32.5%	\$8.00	\$1,412.00	\$161.00	33.3%	\$8.10	\$1,420.00	\$164.00	34.2%	\$8.20	\$1,428.00	\$167.00	35.0%	\$8.30	\$1,436.00	\$170.00	35.8%	\$8.40	\$1,444.00	\$173.00	36.7%	\$8.50	\$1,452.00	\$176.00	37.5%	\$8.60	\$1,460.00	\$179.00	38.3%	\$8.70	\$1,468.00	\$182.00	39.2%	\$8.80	\$1,476.00	\$185.00	40.0%	\$8.90	\$1,484.00	\$188.00	40.8%	\$9.00	\$1,492.00	\$191.00	41.7%	\$9.10	\$1,500.00	\$194.00	42.5%	\$9.20	\$1,508.00	\$197.00	43.3%	\$9.30	\$1,516.00	\$200.00	44.2%	\$9.40	\$1,524.00	\$203.00	45.0%	\$9.50	\$1,532.00	\$206.00	45.8%	\$9.60	\$1,540.00	\$209.00	46.7%	\$9.70	\$1,548.00	\$212.00	47.5%	\$9.80	\$1,556.00	\$215.00	48.3%	\$9.90	\$1,564.00	\$218.00	49.2%	\$10.00	\$1,572.00	\$221.00	50.0%	\$10.10	\$1,580.00	\$224.00	50.8%	\$10.20	\$1,588.00	\$227.00	51.7%	\$10.30	\$1,596.00	\$230.00	52.5%	\$10.40	\$1,604.00	\$233.00	53.3%	\$10.50	\$1,612.00	\$236.00	54.2%	\$10.60	\$1,620.00	\$239.00	55.0%	\$10.70	\$1,628.00	\$242.00	55.8%	\$10.80	\$1,636.00	\$245.00	56.7%	\$10.90	\$1,644.00	\$248.00	57.5%	\$11.00	\$1,652.00	\$251.00	58.3%	\$11.10	\$1,660.00	\$254.00	59.2%	\$11.20	\$1,668.00	\$257.00	60.0%	\$11.30	\$1,676.00	\$260.00	60.8%	\$11.40	\$1,684.00	\$263.00	61.7%	\$11.50	\$1,692.00	\$266.00	62.5%	\$11.60	\$1,700.00	\$269.00	63.3%	\$11.70	\$1,708.00	\$272.00	64.2%	\$11.80	\$1,716.00	\$275.00	65.0%	\$11.90	\$1,724.00	\$278.00	65.8%	\$12.00	\$1,732.00	\$281.00	66.7%	\$12.10	\$1,740.00	\$284.00	67.5%	\$12.20	\$1,748.00	\$287.00	68.3%	\$12.30	\$1,756.00	\$290.00	69.2%	\$12.40	\$1,764.00	\$293.00	70.0%	\$12.50	\$1,772.00	\$296.00	70.8%	\$12.60	\$1,780.00	\$299.00	71.7%	\$12.70	\$1,788.00	\$302.00	72.5%	\$12.80	\$1,796.00	\$305.00	73.3%	\$12.90	\$1,804.00	\$308.00	74.2%	\$13.00	\$1,812.00	\$311.00	75.0%	\$13.10	\$1,820.00	\$314.00	75.8%	\$13.20	\$1,828.00	\$317.00	76.7%	\$13.30	\$1,836.00	\$320.00	77.5%	\$13.40	\$1,844.00	\$323.00	78.3%	\$13.50	\$1,852.00	\$326.00	79.2%	\$13.60	\$1,860.00	\$329.00	80.0%	\$13.70	\$1,868.00	\$332.00	80.8%	\$13.80	\$1,876.00	\$335.00	81.7%	\$13.90	\$1,884.00	\$338.00	82.5%	\$14.00	\$1,892.00	\$341.00	83.3%	\$14.10	\$1,900.00	\$344.00	84.2%	\$14.20	\$1,908.00	\$347.00	85.0%	\$14.30	\$1,916.00	\$350.00	85.8%	\$14.40	\$1,924.00	\$353.00	86.7%	\$14.50	\$1,932.00	\$356.00	87.5%	\$14.60	\$1,940.00	\$359.00	88.3%	\$14.70	\$1,948.00	\$362.00	89.2%	\$14.80	\$1,956.00	\$365.00	90.0%	\$14.90	\$1,964.00	\$368.00	90.8%	\$15.00	\$1,972.00	\$371.00	91.7%	\$15.10	\$1,980.00	\$374.00	92.5%	\$15.20	\$1,988.00	\$377.00	93.3%	\$15.30	\$1,996.00	\$380.00	94.2%	\$15.40	\$2,004.00	\$383.00	95.0%	\$15.50	\$2,012.00	\$386.00	95.8%	\$15.60	\$2,020.00	\$389.00	96.7%	\$15.70	\$2,028.00	\$392.00	97.5%	\$15.80	\$2,036.00	\$395.00	98.3%	\$15.90	\$2,044.00	\$398.00	99.2%	\$16.00	\$2,052.00	\$401.00	100.0%	\$16.10	\$2,060.00	\$404.00	100.8%	\$16.20	\$2,068.00	\$407.00	101.7%	\$16.30	\$2,076.00	\$410.00	102.5%	\$16.40	\$2,084.00	\$413.00	103.3%	\$16.50	\$2,092.00	\$416.00	104.2%	\$16.60	\$2,100.00	\$419.00	105.0%	\$16.70	\$2,108.00	\$422.00	105.8%	\$16.80	\$2,116.00	\$425.00	106.7%	\$16.90	\$2,124.00	\$428.00	107.5%	\$17.00	\$2,132.00	\$431.00	108.3%	\$17.10	\$2,140.00	\$434.00	109.2%	\$17.20	\$2,148.00	\$437.00	110.0%	\$17.30	\$2,156.00	\$440.00	110.8%	\$17.40	\$2,164.00	\$443.00	111.7%	\$17.50	\$2,172.00	\$446.00	112.5%	\$17.60	\$2,180.00	\$449.00	113.3%	\$17.70	\$2,188.00	\$452.00	114.2%	\$17.80	\$2,196.00	\$455.00	115.0%	\$17.90	\$2,204.00	\$458.00	115.8%	\$18.00	\$2,212.00	\$461.00	116.7%	\$18.10	\$2,220.00	\$464.00	117.5%	\$18.20	\$2,228.00	\$467.00	118.3%	\$18.30	\$2,236.00	\$470.00	119.2%	\$18.40	\$2,244.00	\$473.00	120.0%	\$18.50	\$2,252.00	\$476.00	120.8%	\$18.60	\$2,260.00	\$479.00	121.7%	\$18.70	\$2,268.00	\$482.00	122.5%	\$18.80	\$2,276.00	\$485.00	123.3%	\$18.90	\$2,284.00	\$488.00	124.2%	\$19.00	\$2,292.00	\$491.00	125.0%	\$19.10	\$2,300.00	\$494.00	125.8%	\$19.20	\$2,308.00	\$497.00	126.7%	\$19.30	\$2,316.00	\$500.00	127.5%	\$19.40	\$2,324.00	\$503.00	128.3%	\$19.50	\$2,332.00	\$506.00	129.2%	\$19.60	\$2,340.00	\$509.00	130.0%	\$19.70	\$2,348.00	\$512.00	130.8%	\$19.80	\$2,356.00	\$515.00	131.7%	\$19.90	\$2,364.00	\$518.00	132.5%	\$20.00	\$2,372.00	\$521.00	133.3%	\$20.10	\$2,380.00	\$524.00	134.2%	\$20.20	\$2,388.00	\$527.00	135.0%	\$20.30	\$2,396.00	\$530.00	135.8%	\$20.40	\$2,404.00	\$533.00	136.7%	\$20.50	\$2,412.00	\$536.00	137.5%	\$20.60	\$2,420.00	\$539.00	138.3%	\$20.70	\$2,428.00	\$542.00	139.2%	\$20.80	\$2,436.00	\$545.00	140.0%	\$20.90	\$2,444.00	\$548.00	140.8%	\$21.00	\$2,452.00	\$551.00	141.7%	\$21.10	\$2,460.00	\$554.00	142.5%	\$21.20	\$2,468.00	\$557.00	143.3%	\$21.30	\$2,476.00	\$560.00	144.2%	\$21.40	\$2,484.00	\$563.00	145.0%	\$21.50	\$2,492.00	\$566.00	145.8%	\$21.60	\$2,500.00	\$569.00	146.7%	\$21.70	\$2,508.00	\$572.00	147.5%	\$21.80	\$2,516.00	\$575.00	148.3%	\$21.90	\$2,524.00	\$578.00	149.2%	\$22.00	\$2,532.00	\$581.00	150.0%	\$22.10	\$2,540.00	\$584.00	150.8%	\$22.20	\$2,548.00	\$587.00	151.7%	\$22.30	\$2,556.00	\$590.00	152.5%	\$22.4
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208	pro shine no sewer	88	69	19	\$540.00	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.00	0.0%	\$6.14	\$540.00	\$0.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Spreadsheet No 7- Feb 1st, 2012 - Scenario - ICI with 204 cu. meters, rate increases 3%, 5% 6% & 7.5% residential and non-residential same as in 2011, non-residential at 1.25 residential rate ICI, ICI flat rate at \$ 1015.20 same as in 2011

for 2012 For 2011

Water	Revised # of Units	# of Units	2011 2010+ 1% revenue	2011 Forecasted revenue	2012 +ICI 3% Residential 0%	2012 -2011 +3% Forecasted Revenue	2012 to 2011 % Increase	2012-2011-1% Revenue Difference	2012 +ICI 5% Residential 0%	2011 Forecasted revenue	2012 -2011 +5% Forecasted Revenue	2012 to 2011 % Increase	2012 +ICI 6% Residential 0%	2011 Forecasted revenue	2012 -2011 +6% Forecasted Revenue	2012 to 2011 % Increase	2012 +ICI 7.5% Residential 0%	2011 Forecasted revenue	2012 -2011 +5% Forecasted Revenue	2012 to 2011 % Increase
Flat Residential (un-metered)	3580	3580	\$35.47	\$1,523,593.58	\$35.47	\$1,523,593.58	0.00%	\$0.00	\$35.47	\$1,523,593.58	\$0.00	0.00%	\$35.47	\$1,523,593.58	\$0.00	0.00%	\$35.47	\$1,523,593.58	\$0.00	0.00%
Churches- September 1st, 2010	14	14	\$35.47	\$5,958.19	\$35.47	\$5,958.19	0.00%	\$0.00	\$35.47	\$5,958.19	\$0.00	0.00%	\$35.47	\$5,958.19	\$0.00	0.00%	\$35.47	\$5,958.19	\$0.00	0.00%
Flat Commercial General (un-metered)	7	7	\$45.00	\$3,780.00	\$45.00	\$3,780.00	0.00%	\$0.00	\$45.00	\$3,780.00	\$0.00	0.00%	\$45.00	\$3,780.00	\$0.00	0.00%	\$45.00	\$3,780.00	\$0.00	0.00%
Metered - Couching First Nation	96819	93998	\$2.40	\$225,595.20	\$2.40	\$232,365.60	0.00%	\$6,770.40	\$2.40	\$232,365.60	\$6,770.40	0.00%	\$2.40	\$232,365.60	\$6,770.40	0.00%	\$2.40	\$232,365.60	\$6,770.40	0.00%
Metered - Commercial -280	433978	467980	\$1.15	\$538,177.00	\$1.18	\$611,635.91	3.00%	\$73,458.91	\$1.21	\$624,494.16	\$86,317.16	5.00%	\$1.22	\$627,758.09	\$89,581.09	6.00%	\$1.24	\$642,960.01	\$104,783.01	7.50%
Private Hydrants	23	23	\$45.73	\$12,621.95	\$47.10	\$13,000.61	3.00%	\$378.66	\$48.02	\$13,253.05	\$631.10	5.00%	\$48.48	\$13,379.27	\$757.32	6.00%	\$49.16	\$13,568.60	\$946.65	7.50%
Private Sprinklers	30	30	\$14.34	\$5,161.28	\$14.77	\$5,316.12	3.00%	\$154.84	\$15.05	\$5,419.34	\$258.06	5.00%	\$15.20	\$5,470.96	\$309.68	6.00%	\$15.41	\$5,548.38	\$387.10	7.50%
Metered Non-Resident (5 accounts)	1251	2449	\$2.40	\$5,877.60	\$2.40	\$3,002.40	0.00%	-\$2,875.20	\$2.40	\$3,002.40	-\$2,875.20	0.00%	\$2.40	\$3,002.40	-\$2,875.20	0.00%	\$2.40	\$3,002.40	-\$2,875.20	0.00%
2-Nanicos, 1-FF Tribal Area Health Unit, 1-Myer's Hanger-metered				\$2,320,764.80		\$2,398,652.41		\$77,887.61		\$2,411,866.32	\$91,101.52			\$2,415,308.08	\$94,543.28			\$2,430,776.75	\$110,011.95	
Sewer																				
Flat Residential (un-metered)																				
Churches- September 1st, 2010																				
Flat Commercial General (un-metered)																				
Metered - Couching First Nation																				
Metered Commercial -280																				
Metered Non-Resident (5 accounts)																				
Subtotal	1251	2449	\$2.12	\$5,191.88	\$2.12	\$2,652.12	0.00%	-\$2,539.76	\$2.12	\$2,652.12	-\$2,539.76	0.00%	\$2.12	\$2,652.12	-\$2,539.76	0.00%	\$2.12	\$2,652.12	-\$2,539.76	0.00%
				\$2,013,227.81		\$2,094,301.27		\$81,073.47		\$2,102,309.86	\$89,082.06			\$2,105,807.05	\$92,579.25			\$2,115,229.76	\$102,001.96	
Subtotal				\$4,333,992.61		\$4,492,953.88		\$158,961.07		\$4,514,176.18	\$180,183.58			\$4,521,115.14	\$187,122.53			\$4,546,006.52	\$212,013.91	
Fire Hydrant & Sprinkler Total				-\$17,783.23 \$4,316,209.38		-\$18,316.73 \$4,474,636.95		-\$533.50 \$158,427.58		-\$18,672.39 \$4,495,503.79	-\$889.16 \$179,294.42			-\$18,850.22 \$4,502,264.91	-\$1,086.99 \$186,055.54			-\$19,116.97 \$4,526,889.54	-\$1,333.74 \$210,680.17	
Summary of - Water & Sewer Rates & Yearly Impact &			2011		total unit price	2012-2011	Yearly Impact in \$	2012 Yearly Amount	total unit price	2012-2011	2012 Yearly Amount	Yearly Impact in \$	total unit price	2012-2011	2012 Yearly Amount	Yearly Impact in \$	total unit price	2012-2011	2012 Yearly Amount	Yearly Impact in \$
Flat Residential (un-metered)			\$66.76		\$66.76	\$0.00	\$801.11	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11
Churches- September 1st, 2010			\$66.76		\$66.76	\$0.00	\$801.11	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11	\$66.76	\$0.00	\$0.00	\$801.11
Flat Commercial General (un-metered)			\$84.60		\$84.60	\$0.00	\$1,015.20	\$1,015.20	\$84.60	\$0.00	\$0.00	\$1,015.20	\$84.60	\$0.00	\$0.00	\$1,015.20	\$84.60	\$0.00	\$0.00	\$1,015.20
Metered - Couching First Nation			\$4.52		\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00		
Metered - Commercial -280			\$2.16		\$2.22	\$0.06			\$2.27	\$0.11			\$2.29	\$0.13			\$2.32	\$0.16		
Private Hydrants			\$45.73		\$47.10	\$1.37	\$16.46	\$565.24	\$48.02	\$2.29	\$27.44	\$576.22	\$48.48	\$2.74	\$32.93	\$581.71	\$49.16	\$3.43	\$41.16	\$589.94
Private Sprinklers			\$14.34		\$14.77	\$0.43	\$5.16	\$177.20	\$15.05	\$0.72	\$8.60	\$180.54	\$15.20	\$0.86	\$10.32	\$182.37	\$15.41	\$1.08	\$12.90	\$184.95
Metered Non-Resident (4 accounts)					\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00			\$4.52	\$0.00		
2-Nanicos, 1-FF Tribal Area Health Unit, 1-Myer's Hanger-metered																				

Agenda Item # 5.1 ...

Spreadsheet No. 8- |C| customers showing 204 cu meter per year & Volumetric rate increases - 3%, 5%, 6% & 7.5%

Bus. Type	2011 Actuals	2010 Actuals	2011-2010 Actuals	2011 Actual	2011 Actual	3%		5%		6%		7.50%	
						2012 Forecasted	2012 to 2011 Revenue	2012 to 2011 Revenue	% Increase	2012 Forecasted	2012 to 2011 Revenue	% Increase	2012 Forecasted
						cu meter is \$2.22 + 204 cუმeters	Increase	Increase		cu meter is \$2.29 + 204 cუმeters	Increase		cu meter is \$2.32 + 204 cუმeters
per cu. meter	cu. meters	cu. meters	cu. meters	Revenue	per cu. meter	\$1,015.20	\$0.00	\$0.00	0.0%	\$50.29	\$1,015.20	\$0.00	\$0.00
263	Land Tiles Building	20	41	-21	\$1,015.20	\$50.29	\$0.00	0.0%	\$50.29	\$1,015.20	\$0.00	0.0%	\$50.29
264	Utility Company	19	9093	-9,074	\$1,015.20	\$52.67	\$0.00	0.0%	\$52.67	\$1,015.20	\$0.00	0.0%	\$52.67
265		19	19	0	\$1,015.20	\$52.79	\$0.00	0.0%	\$52.79	\$1,015.20	\$0.00	0.0%	\$52.79
266	NO SEWER	19	73	-54	\$540.00	\$28.14	\$0.00	0.0%	\$28.14	\$540.00	\$0.00	0.0%	\$28.14
267	Sparky's Confectionary	19	27	-8	\$1,015.20	\$54.60	\$0.00	0.0%	\$54.60	\$1,015.20	\$0.00	0.0%	\$54.60
268	Malet	19	0	19	\$1,015.20	\$54.73	\$0.00	0.0%	\$54.73	\$1,015.20	\$0.00	0.0%	\$54.73
269	Fastenal Canada	16	9	7	\$1,015.20	\$61.68	\$0.00	0.0%	\$61.68	\$1,015.20	\$0.00	0.0%	\$61.68
270	Northwestern Health Unit	14	19	-5	\$1,015.20	\$73.22	\$0.00	0.0%	\$73.22	\$1,015.20	\$0.00	0.0%	\$73.22
271	Inactive	14	9	5	\$507.60	\$37.22	\$507.60	100.0%	\$74.44	\$1,015.20	\$507.60	100.0%	\$74.44
272	Farmer's Market	12	20	-8	\$1,015.20	\$84.27	\$0.00	0.0%	\$84.27	\$1,015.20	\$0.00	0.0%	\$84.27
273	Inactive	11	97	-86	\$338.40	\$30.38	\$676.80	200.0%	\$91.15	\$1,015.20	\$676.80	200.0%	\$91.15
274	Potato Chnp Distributor	9	9	0	\$1,015.20	\$111.66	\$0.00	0.0%	\$111.66	\$1,015.20	\$0.00	0.0%	\$111.66
275	Sewage Treatment	6	12	-6	\$3,397.68	\$566.64	-\$2,382.48	-70.1%	\$169.31	\$1,015.20	-\$2,382.48	-70.1%	\$169.31
276	Robert Moore School	4	745	-741	\$2,520.72	\$614.74	\$0.00	0.0%	\$614.74	\$1,015.20	-\$1,505.52	-59.7%	\$247.58
277	training center	3	2	1	\$1,015.20	\$360.19	\$0.00	0.0%	\$360.19	\$1,015.20	\$0.00	0.0%	\$360.19
278		2	0	2	\$1,015.20	\$485.47	\$0.00	0.0%	\$485.47	\$1,015.20	\$0.00	0.0%	\$485.47
279	NO SEWER	2	3	-1	\$540.00	\$269.97	\$0.00	88.0%	\$507.54	\$1,015.20	\$475.20	88.0%	\$507.54
280	East End Hall- new meter in 2011	2	2	0	\$169.20	\$84.60	\$0.00	500.0%	\$507.60	\$1,015.20	\$846.00	500.0%	\$507.60
281	Causeway Insurance	2	2	0	\$1,015.20	\$558.29	\$0.00	0.0%	\$558.29	\$1,015.20	\$0.00	0.0%	\$558.29
282	Bayview Motel	2	5	-3	\$1,015.20	\$676.72	\$0.00	0.0%	\$676.72	\$1,015.20	\$0.00	0.0%	\$676.72
283	vacant	0	0	0	\$1,015.20	\$0.00							
284			27	-27		\$0.00							
285	Inactive	0	108	-108		\$0.00							
286	Inactive	0	3	-3	\$117.85	\$0.00							
287	vacant	0	0	0	\$1,015.20	\$0.00							
288	vacant	0	0	0	\$1,015.20	\$0.00							
289	Insurance office	0	0	0	\$1,015.20	\$0.00							
290	Inactive	0	10	-10	\$818.68	\$0.00							
291	Equipment storage building	0	0	0	\$1,015.20	\$0.00							
292	Customs Building	0	0	0	\$1,015.20	\$0.00							
433,978				498,192	-\$64,214	\$1,134,643.27	\$2.61	\$1,150,704.85	\$23,089.31	\$1,171,571.70	\$43,956.16	\$1,178,332.81	\$50,717.27
yearly increase						\$16,061.58		\$36,928.43		\$43,689.54		\$68,314.16	
water portion						\$611,635.91		\$624,494.16		\$627,758.09		\$642,960.01	
sewer portion						\$539,068.94		\$547,077.53		\$550,574.72		\$559,997.43	



Spreadsheet No. 9- Scenarios showing Impact on ICI Class

2012 Budget Summary	2012 Water	2012 Sewer	Total	Percentage	Flat cu. meters 2011	Flat per month 2011
Operating Expenditures	\$1,372,457.00	\$1,411,052.00	\$2,783,509.00	63.04%	136	11
Contribution to Capital Fund	\$995,540.00	\$636,766.00	\$1,632,306.00	36.96%	80	7
Total	\$2,367,997.00	\$2,047,818.00	\$4,415,815.00	100.00%	216	18

	Water	Sewer	Total
2011 Revenue- ICI Class			
Budgeted Revenue	\$538,177.00	\$464,440.42	\$1,002,617.42
Actual Revenue	\$604,092.48	\$530,550.79	\$1,134,643.27
Difference Actual -Budgeted	\$65,915.48	\$66,110.37	\$132,025.85

2011 Water Information	
Forecasted cu. meters	467980
Actual cu. meters	433978
Difference	-34002

Scenario No. 1 - 120 cu. meters included in flat rate	2011 Actuals	Forecasted 3%	Difference	Forecasted 5%	Difference	Forecasted 6%	Difference 2012 forecasted 6%- 2011 Actuals	Forecasted 7.5%	Difference 2012 forecasted 7.5%- 2011 Actuals
			2012 forecasted 3%- 2011 Actuals		2012 forecasted 5%- 2011 Actuals				
Water Revenue	\$604,092.48	\$628,493.12	\$24,400.64	\$641,866.53	\$37,774.05	\$645,076.39	\$40,983.91	\$653,685.11	\$49,592.63
Sewer Revenue	\$530,550.79	\$553,926.14	\$23,375.35	\$562,296.30	\$31,745.51	\$565,763.72	\$35,212.93	\$569,338.64	\$38,787.85
Total	\$1,134,643.27	\$1,182,419.26	\$47,775.99	\$1,204,162.83	\$69,519.56	\$1,210,840.11	\$76,196.84	\$1,223,023.75	\$88,380.48

ICI Customers Impacted by both; percentage increase & drop in cu meters per year

184

Flat rate customers impacted

36

Scenario No. 2 - 180 cu. meters included in flat rate	2011 Actuals	Forecasted 3%	Difference	Forecasted 5%	Difference	Forecasted 6%	Difference 2012 forecasted 6%- 2011 Actuals	Forecasted 7.5%	Difference 2012 forecasted 7.5%- 2011 Actuals
			2012 forecasted 3%- 2011 Actuals		2012 forecasted 5%- 2011 Actuals				
Water Revenue	\$604,092.48	\$616,313.74	\$12,221.26	\$629,250.36	\$25,157.88	\$632,483.74	\$28,391.26	\$640,885.43	\$36,792.95
Sewer Revenue	\$530,550.79	\$543,191.77	\$12,640.98	\$551,244.11	\$20,693.32	\$554,719.35	\$24,168.56	\$558,190.54	\$27,639.75
Total	\$1,134,643.27	\$1,159,505.51	\$24,862.24	\$1,180,494.47	\$45,851.20	\$1,187,203.09	\$52,559.82	\$1,199,075.97	\$64,432.70

ICI Customers Impacted by both; percentage increase & drop in cu meters per year

165

Flat rate customers impacted

17

Scenario No. 3 - 204 cu. meters included in flat rate	2011 Actuals	Forecasted 3%	Difference	Forecasted 5%	Difference	Forecasted 6%	Difference 2012 forecasted 6%- 2011 Actuals	Forecasted 7.5%	Difference 2012 forecasted 7.5%- 2011 Actuals
			2012 forecasted 3%- 2011 Actuals		2012 forecasted 5%- 2011 Actuals				
Water Revenue	\$604,092.48	\$611,635.91	\$7,543.43	\$624,494.16	\$20,401.68	\$627,758.09	\$23,665.61	\$642,960.01	\$38,867.53
Sewer Revenue	\$530,550.79	\$539,068.94	\$8,518.15	\$547,077.53	\$16,526.74	\$550,574.72	\$20,023.93	\$559,997.43	\$29,446.64
Total	\$1,134,643.27	\$1,150,704.85	\$16,061.58	\$1,171,571.69	\$36,928.42	\$1,178,332.81	\$43,689.54	\$1,202,957.44	\$68,314.17

ICI Customers Impacted by both; percentage increase & drop in cu meters per year

151

Flat rate customers impacted

3

Scenario No. 4 - Administration Suggestion - 132 cu. meters included in flat rate	2011 Actuals	Forecasted 3%	Difference 2012 forecasted 3%- 2011 Actuals
Water Revenue	\$604,092.48	\$626,739.12	\$22,646.64
Sewer Revenue	\$530,550.79	\$550,440.45	\$19,889.66
Total	\$1,134,643.27	\$1,177,179.57	\$42,536.30

ICI Customers Impacted by both; percentage increase & drop in cu meters per year

151

Flat rate customers impacted

3

Spreadsheet No 10- Feb 1st, 2012 - Scenario - ICI with 132 cu. meters per year , 1% rate increases to residential & non-residential, non-residential @ 1.25 residential rate, ICI volumetric rate 3% & min ICI at \$ 1015.20 same as 2011

for 2012

	Revised	2011 2010+ 1% to 9.78%	2010 to 2009 % Increase	2011 Forecasted revenue	2012 +ICI 132+3% Residential 1%	2012 -2011 Forecasted Revenue	2012 to 2011 % Increase	2012-2011 Revenue difference
Water	# of Units							
Flat Residential (un-metered)	3580	\$35.47	1.99%	\$1,523,593.58	\$35.82	\$1,538,829.52	1.00%	\$15,235.94
Churches- September 1st, 2010	14	\$35.47		\$5,958.19	\$35.82	\$6,017.77	1.00%	\$59.58
Flat Commercial General (un-metered)	7	\$45.00	0.00%	\$3,780.00	\$45.00	\$3,780.00	0.00%	\$0.00
Metered - Couchiching First Nation	96819	\$2.40	10.38%	\$225,595.20	\$2.42	\$234,689.26	1.00%	\$9,094.06
Metered - Commercial -280	433978	\$1.15	17.39%	\$538,177.00	\$1.18	\$626,739.12	2.61%	\$88,562.12
Private Hydrants	23	\$45.73	5.00%	\$12,621.95	\$47.10	\$13,000.61	3.00%	\$378.66
Private Sprinklers	30	\$14.34	5.00%	\$5,161.28	\$14.77	\$5,316.12	3.00%	\$154.84
Metered Non-Resident (5 accounts)	1251	\$2.40	10.38%	\$5,877.60	\$2.42	\$3,032.42	1.00%	-\$2,845.18
2-Nanicoost, 1-FF Tribal Area Health Unit,				\$2,320,764.80		\$2,431,404.81		\$110,640.01
1-Myer's Hanger-metered								
Sewer								
Flat Residential (un-metered)	3565	\$31.29	1.99%	\$1,335,736.02	\$31.61	\$1,352,127.61	1.00%	\$16,391.59
Churches- September 1st, 2010	14	\$31.29		\$5,257.32	\$31.61	\$5,309.90	1.00%	\$52.57
Flat Commercial General (un-metered)	7	\$39.60	0.00%	\$3,326.40	\$39.60	\$3,326.40	0.00%	\$0.00
Metered -Couchiching First Nation	96819	\$2.12	10.16%	\$199,275.76	\$2.14	\$207,308.84	1.00%	\$8,033.08
Metered Commercial -280	425840	\$1.01	16.46%	\$464,440.42	\$1.04	\$550,440.45	2.97%	\$86,000.03
Metered Non-Resident (5 accounts)	1251	\$2.12	10.16%	\$5,191.88	\$2.14	\$2,678.64	1.00%	-\$2,513.24
Subtotal				\$2,013,227.81		\$2,121,191.84		\$107,964.03

Subtotal	Total	\$4,333,992.61	\$4,552,596.66	\$218,604.05
Fire Hydrant & Sprinkler		-\$17,783.23	-\$18,316.73	-\$533.50
Total		\$4,316,209.38	\$4,534,279.93	\$218,070.55

Summary of - Water & Sewer Rates & Yearly impact &	2011	total unit price	2012-2011	Yearly impact in \$	2012 Yearly Amount
Flat Residential (un-metered)	\$66.76	\$0.04	\$67.43	\$0.67	\$809.12
Churches- Seprember 1st, 2010	\$66.76	\$0.00	\$67.43	\$0.67	\$809.12
Flat Commercial General (un-metered)	\$84.60	\$45.00	\$84.60	\$0.00	\$1,015.20
Metered - Couchiching First Nation	\$4.52	\$0.21	\$4.57	\$0.05	
Metered - Commercial -280	\$2.16	\$0.34	\$2.22	\$0.06	
Private Hydrants	\$45.73	\$0.05	\$47.10	\$1.37	\$565.24
Private Sprinklers	\$14.34	\$0.05	\$14.77	\$0.43	\$177.20
Metered Non-Resident (4 accounts)	\$4.52	\$0.21	\$4.57	\$0.05	
2-Nanicoost, 1-FF Tribal Area Health Unit,					
1-Myer's Hanger-metered					

Spreadsheet No. 11- ICI customers showing 132 cu. meter per year & Volumetric rate increases - 3%

					2011 Actual	2011 Actual	3% 2012 Forecasted cu. meter is \$2.22 + 132 cu.meters	2012 to 2011 Revenue Increase	2012 to 2011 % increase	2012 Forecasted cost per cu. meter
Bus. Type		2011 Actuals cu. meters	2010 Actuals cu. meters	2011-2010 Actuals cu. meters	Revenue	per cu. meter				
1	Pulp & Mill Company	79,987	107445	-27,458	\$173,323.70	\$2.17	\$178,293.01	\$4,969.31	2.9%	\$2.23
2	Hospital	54,038	61798	-7,760	\$117,273.68	\$2.17	\$120,687.19	\$3,413.51	2.9%	\$2.23
3	Pulp & Paper Mill	46,051	50370	-4,319	\$100,020.73	\$2.17	\$102,955.34	\$2,934.61	2.9%	\$2.24
4	Rainycrest Home for Aged	44,219	46844	-2,625	\$96,646.64	\$2.19	\$98,888.21	\$2,241.57	0.4%	\$2.24
5	Youth Justice Facility metric	16,649	15516	1,133	\$36,510.48	\$2.19	\$37,682.94	\$1,172.46	3.2%	\$2.26
6	Adventure Inn	12,494	14856	-2,362	\$27,537.00	\$2.20	\$28,459.87	\$922.87	3.4%	\$2.28
7	Office	8,953	9367	-414	\$20,471.45	\$2.29	\$20,598.59	\$127.14	-1.9%	\$2.30
8	Motel	7,267	8801	-1,534	\$16,245.36	\$2.24	\$16,854.63	\$609.27	3.8%	\$2.32
9	Restaurant	6,836	5979	857	\$15,314.31	\$2.24	\$15,897.68	\$583.37	3.8%	\$2.33
10	Inactive	6,629	14944	-8,315	\$14,662.50	\$2.21	\$15,438.49	\$775.99	4.5%	\$2.33
11	Pool	6,393	5737	656	\$14,358.21	\$2.25	\$14,915.18	\$556.97	3.9%	\$2.33
12	Pulp & Paper Mill	6,228	9956	-3,728	\$14,001.43	\$2.25	\$14,548.36	\$546.93	3.9%	\$2.34
13	Super 8	6,155	6118	37	\$13,842.62	\$2.25	\$14,385.23	\$542.61	-1.2%	\$2.34
14	Store	5,147	5761	-614	\$11,667.22	\$2.27	\$12,149.45	\$482.23	-1.9%	\$2.36
15	Fort Frances High School	5,137	5046	91	\$11,936.32	\$2.32	\$12,126.26	\$189.94	-9.4%	\$2.36
16	Gas Station	4,110	4493	-383	\$9,426.40	\$2.29	\$9,846.34	\$419.94	4.5%	\$2.40
17	Boston Pizza	3,605	4867	-1,262	\$8,335.55	\$2.31	\$8,725.21	\$389.66	4.7%	\$2.42
18	Mill	3,500	3000	500	\$8,109.68	\$2.32	\$8,493.09	\$383.41	4.7%	\$2.43
19	Car Wash	3,161	1923	1,238	\$7,375.88	\$2.33	\$7,738.94	\$363.06	4.9%	\$2.45
20	A & W Restaurant	2,925	2735	190	\$6,867.81	\$2.35	\$7,216.74	\$348.93	5.1%	\$2.47
21	Restaurant	2,709	2504	205	\$6,419.92	\$2.37	\$6,737.06	\$317.14	2.2%	\$2.49
22	Voyageurs Motel	2,609	2855	-246	\$6,185.05	\$2.37	\$6,515.04	\$329.99	5.3%	\$2.50
23	Sears	2,333	2146	187	\$5,587.05	\$2.40	\$5,900.43	\$313.38	5.6%	\$2.53
24	Legion	2,288	1880	408	\$5,489.84	\$2.40	\$5,800.51	\$310.67	5.7%	\$2.54
25	Retail Store	2,208	3161	-953	\$5,318.00	\$2.41	\$5,623.90	\$305.90	-6.9%	\$2.55
26	Tim Hortons	2,152	2266	-114	\$5,197.22	\$2.41	\$5,499.77	\$302.55	5.8%	\$2.56
27	Makabi Inn	2,077	2087	-10	\$5,034.30	\$2.42	\$5,332.36	\$298.06	5.9%	\$2.57
28	Dairy Queen	2,052	1973	79	\$4,980.19	\$2.43	\$5,277.24	\$297.05	6.0%	\$2.57
29	Adventure Inn	1,952	3493	-1,541	\$4,764.01	\$2.44	\$5,054.57	\$290.56	6.1%	\$2.59
30	Ontario District Jail	1,913	2446	-533	\$4,680.71	\$2.45	\$4,968.92	\$288.21	2.4%	\$2.60
31	Wholesale company	1,816	539	1,277	\$4,459.63	\$2.46	\$4,753.26	\$293.63	6.6%	\$2.62
32	Pulp & Paper Mill	1,802	1614	188	\$4,442.09	\$2.46	\$4,723.69	\$281.60	6.3%	\$2.62
33	Post Office	1,790	548	1,242	\$4,415.77	\$2.47	\$4,696.65	\$280.88	6.4%	\$2.62
34	Customs Building	1,560	1866	-306	\$3,918.69	\$2.51	\$4,185.78	\$267.09	6.8%	\$2.68
35	Rainy Lake Sports	1,487	1505	-18	\$3,759.63	\$2.53	\$4,022.28	\$262.65	7.0%	\$2.71
36	Loving Touch Car Wash	1,446	1409	37	\$3,671.99	\$2.54	\$3,932.21	\$260.22	7.1%	\$2.72
37	J W Walker School	1,333	1298	35	\$3,427.72	\$2.57	\$3,681.17	\$253.45	2.3%	\$2.76
38	Institutional	1,291	943	348	\$3,336.46	\$2.59	\$3,587.38	\$250.92	7.5%	\$2.78
39	Lee Garden Rest.	1,261	1137	124	\$3,272.80	\$2.60	\$3,521.92	\$249.12	7.6%	\$2.79
40	offices	1,255	1373	-118	\$3,259.82	\$2.60	\$3,508.59	\$248.77	7.6%	\$2.80
41		1,230	918	312	\$3,205.41	\$2.61	\$3,452.68	\$247.27	7.7%	\$2.81
42	Dental Office	1,225	1150	75	\$3,194.98	\$2.61	\$3,441.97	\$246.99	7.7%	\$2.81
43	peat(Normiska)	1,212	47	1,165	\$3,304.37	\$2.73	\$3,412.82	\$108.45	-9.6%	\$2.82
44	Harbourage	1,175	1223	-48	\$3,217.58	\$2.74	\$3,330.57	\$112.99	3.5%	\$2.83
45	St. Michael's	1,160	961	199	\$3,054.59	\$2.63	\$3,297.67	\$243.08	8.0%	\$2.84
46	Town Hall	1,086	1629	-543	\$2,953.64	\$2.72	\$3,132.75	\$179.11	6.1%	\$2.89
47	Phillips/apts	1,076	869	207	\$2,872.14	\$2.67	\$3,110.16	\$238.02	8.3%	\$2.89
48	Motel	1,075	782	293	\$2,870.51	\$2.67	\$3,108.49	\$237.98	8.3%	\$2.89
49	dentist	1,063	947	116	\$2,845.72	\$2.68	\$3,083.01	\$237.29	8.3%	\$2.90
50	Fort Floral	1,011	555	456	\$2,733.42	\$2.70	\$2,967.61	\$234.19	8.6%	\$2.93
51	Pharmasave	1,010	905	105	\$2,759.87	\$2.73	\$2,963.92	\$204.05	7.4%	\$2.94
52	Health Care Facility	1,004	957	47	\$2,717.77	\$2.71	\$2,951.51	\$233.74	8.6%	\$2.94
53	Toronto Dominion Bank	1,001	886	115	\$2,710.22	\$2.71	\$2,943.74	\$233.52	8.6%	\$2.94
54	Chicken Villa	987	1423	-436	\$2,680.00	\$2.72	\$2,912.70	\$232.70	8.7%	\$2.95
55	Credit Union	948	461	487	\$2,595.62	\$2.74	\$2,825.96	\$230.34	8.9%	\$2.98
56	Sub Shop	826	577	249	\$2,341.27	\$2.84	\$2,555.28	\$214.01	9.1%	\$3.09
57	vacant	806	912	-106	\$2,521.94	\$3.13	\$2,511.49	-\$10.45	-0.4%	\$3.12
58	Motel	803	1187	-384	\$2,282.54	\$2.84	\$2,504.20	\$221.66	9.7%	\$3.12
59	Lawrence A. Eustace	777	418	359	\$2,227.38	\$2.87	\$2,447.48	\$220.10	9.9%	\$3.15
60	Canadian Tire	764	596	168	\$2,198.35	\$2.88	\$2,417.64	\$219.29	-16.2%	\$3.17
61		760	513	247	\$2,190.47	\$2.88	\$2,409.56	\$219.09	10.0%	\$3.17
62	vacant for winter	713	84	629	\$1,779.98	\$2.49	\$2,306.02	\$526.04	29.6%	\$3.23
63	St. Francis School	706	774	-68	\$2,134.48	\$3.02	\$2,289.87	\$155.39	-0.7%	\$3.24
64	vacant for winter	700	355	345	\$1,751.11	\$2.50	\$2,276.35	\$525.24	30.0%	\$3.25
65	1013811 (sub shop)	691	715	-24	\$2,081.17	\$3.01	\$2,256.83	\$175.66	8.4%	\$3.26
66	NO SEWER INACTIVE IN WINTER	685	1477	-792	\$1,155.77	\$1.69	\$1,192.95	\$37.18	3.2%	\$1.74
67	Le Hoa Restaurant	672	655	17	\$2,000.09	\$2.98	\$2,213.93	\$213.84	10.7%	\$3.29
68	Mekong Restrauant	664	564	100	\$1,983.37	\$2.99	\$2,196.72	\$213.35	10.8%	\$3.31
69	Mill new meter in 2011	626		626	\$839.62	\$1.34	\$2,112.72	\$1,273.10	151.6%	\$3.37
70	Fort Frances Clinic	615	679	-64	\$1,876.23	\$3.05	\$2,086.61	\$210.38	11.2%	\$3.39
71	fitness centre	594	892	-298	\$1,830.96	\$3.08	\$2,040.09	\$209.13	11.4%	\$3.44
72	Car Dealership	579	533	46	\$1,799.06	\$3.11	\$2,007.29	\$208.23	11.6%	\$3.47
73	St. Francis School	573	555	18	\$1,794.91	\$3.13	\$1,993.77	\$198.86	11.1%	\$3.48
74	Bed & Breakfast	570	570	0	\$1,857.38	\$3.26	\$1,987.31	\$129.93	7.0%	\$3.49
75	Trailer Park	559	481	78	\$1,756.03	\$3.14	\$1,963.09	\$207.06	11.8%	\$3.51
76	Recreational	551	330	221	\$1,738.46	\$3.16	\$1,945.01	\$206.55	-20.9%	\$3.53
77	Mill	549	438	111	\$1,906.14	\$3.47	\$1,940.38	\$34.24	1.8%	\$3.54
78	Rainbow Motel	541	827	-286	\$1,717.18	\$3.17	\$1,923.12	\$205.94	12.0%	\$3.55
79	Prydes Plumbing etc	541	422	119	\$1,717.00	\$3.17	\$1,922.99	\$205.99	12.0%	\$3.56
80	Gabring's	532	318	214	\$1,697.91	\$3.19	\$1,903.33	\$205.42	12.1%	\$3.58
81	Bayview Motel	526	740	-214	\$1,697.12	\$3.22	\$1,890.93	\$193.81	11.4%	\$3.59
82		519	286	233	\$1,670.60	\$3.22	\$1,875.26	\$204.66	12.3%	\$3.61
83	Beside North Amer.	514	292	222	\$1,659.35	\$3.23	\$1,863.68	\$204.33	12.3%	\$3.62
84	restaurant	495	757	-262	\$1,618.65	\$3.27	\$1,821.87	\$203.22	12.6%	\$3.68
85	Suds and Tubs	484	730	-246	\$1,593.13	\$3.29	\$1,795.66	\$202.53	12.7%	\$3.71
86	LaFlambe' Restaurant	475	596	-121	\$1,573.77	\$3.32	\$1,775.75	\$201.98	12.8%	\$3.74
87	Court House metric	471	288	183	\$1,566.00	\$3.32	\$1,767.78	\$201.78	1.7%	\$3.75
88	Hammond's Landscaping NO SEWER	461	265	196	\$908.02	\$1.97	\$928.18	\$20.16	2.2%	\$2.01
89	Hair Dresser	447	432	15	\$1,514.98	\$3.39	\$1,715.33	\$200.35	13.2%	\$3.83
90	Offices	442	150	292	\$1,568.23	\$3.55	\$1,702.78	\$134.55	8.6%	\$3.85
91		441	214	227	\$1,500.74	\$3.40	\$1,700.69	\$199.95	13.3%	\$3.86
92	Insitutional	429	301	128	\$1,475.70	\$3.44	\$1,674.96	\$199.26	13.5%	\$3.90
93	Sight and Sound	428	441	-13	\$1,540.98	\$3.60	\$1,672.84	\$131.86	8.6%	\$3.91
94	Restaurant	414	446	-32	\$1,441.96	\$3.49	\$1,640.24	\$198.28	13.8%	\$3.97
95	Good Impression	412	341	71	\$1,437.68	\$3.49	\$1,635.89	\$198.21	13.8%	\$3.97
96	Offices	411	342	69	\$1,435.62	\$3.50	\$1,633.76	\$198.14	13.8%	\$3.98
97	The Place (Food retail Store)	404	579	-175	\$1,421.48	\$3.52	\$1,619.25	\$197.77	13.9%	\$4.01
98	Public Works new metered account in 2011	391		391	\$936.00	\$2.39	\$1,590.18	\$654.18	69.9%	\$4.07
99	Nelson St Scale Shack	388	301	87	\$1,400.26	\$3.61	\$1,584.21	\$183.95	13.1%	\$4.08
100	Lawyer's office	385	367	18	\$1,380.85	\$3.58	\$1,577.47	\$196.62	14.2%	\$4.09
101	Shoppers Home Hea	384	379	5	\$1,406.85	\$3.66	\$1,575.35	\$168.50	12.0%	\$4.10
102	Insitutional	380	367	13	\$1,424.63	\$3.75	\$1,565.76	\$141.13	9.9%	\$4.12
103	Car Dealership	377	419	-42	\$1,395.74	\$3.71	\$1,558.00	\$162.26	11.6%	\$4.14
104	Warehouse One Clothing	375	333	42	\$1,358.16	\$3.62	\$1,554.15	\$195.99	14.4%	\$4.15

Spreadsheet No. 11- ICI customers showing 132 cu. meter per year & Volumetric rate increases - 3%

					2011 Actual	2011 Actual	3% 2012 Forecasted cu. meter is \$2.22 + 132 cu.meters	2012 to 2011 Revenue Increase	2012 to 2011 % increase	2012 Forecasted cost per cu. meter
Bus. Type		2011 Actuals cu. meters	2010 Actuals cu. meters	2011-2010 Actuals cu. meters	Revenue	per cu. meter				
105	Store	373	351	22	\$1,355.40	\$3.63	\$1,551.32	\$195.92	14.5%	\$4.15
106	Bonnie Blue Store	363	527	-164	\$1,332.54	\$3.67	\$1,527.81	\$195.27	14.7%	\$4.21
107	Sunset Country Ford	362	370	-8	\$1,331.66	\$3.67	\$1,526.91	\$195.25	14.7%	\$4.21
108	Filmore Mechanical	359	423	-64	\$1,324.38	\$3.69	\$1,519.44	\$195.06	14.7%	\$4.23
109	Public Works Dog Pound	356	345	11	\$1,530.53	\$4.30	\$1,511.75	-\$18.78	-1.2%	\$4.25
110	Warehouse	350	265	85	\$1,459.26	\$4.17	\$1,499.87	\$40.61	2.8%	\$4.28
111	MNR	327	480	-153	\$1,255.63	\$3.84	\$1,448.77	\$193.14	1.5%	\$4.43
112	Dunwoody/Gagne	325	163	162	\$1,312.95	\$4.04	\$1,444.33	\$131.38	10.0%	\$4.44
113	Doug Kitowski Truck	324	278	46	\$1,487.15	\$4.59	\$1,441.53	-\$45.62	-3.1%	\$4.45
114	Utility Company	323	241	82	\$1,271.64	\$3.93	\$1,439.81	\$168.17	13.2%	\$4.45
115	Prime Cuts	316	263	53	\$1,232.65	\$3.90	\$1,424.46	\$191.81	15.6%	\$4.50
116	garage	311	290	21	\$1,219.50	\$3.93	\$1,411.65	\$192.15	15.8%	\$4.55
117	Dominoes	307	321	-14	\$1,212.45	\$3.95	\$1,404.39	\$191.94	15.8%	\$4.57
118	Car Dealership	304	312	-8	\$1,205.95	\$3.96	\$1,397.72	\$191.77	15.9%	\$4.59
119	Store	301	150	151	\$1,198.69	\$3.98	\$1,390.24	\$191.55	16.0%	\$4.62
120	vacant	296	109	187	\$1,293.34	\$4.36	\$1,380.17	\$86.83	6.7%	\$4.66
121	Radio Station	293	55	238	\$1,340.83	\$4.57	\$1,373.09	\$32.26	2.4%	\$4.68
122	office	292	255	37	\$1,178.96	\$4.04	\$1,369.97	\$191.01	16.2%	\$4.69
123	Dollar Store	291	360	-69	\$1,191.98	\$4.10	\$1,368.14	\$176.16	14.8%	\$4.70
124	International Travel	288	291	-3	\$1,171.48	\$4.06	\$1,362.30	\$190.82	16.3%	\$4.72
125	Health Care Facility	287	225	62	\$1,205.15	\$4.19	\$1,359.98	\$154.83	12.8%	\$4.73
126	Jewellers	287	361	-74	\$1,178.94	\$4.11	\$1,359.48	\$180.54	15.3%	\$4.74
127	McTaggarts	287	274	13	\$1,168.55	\$4.07	\$1,359.28	\$190.73	16.3%	\$4.74
128	offices	287	248	39	\$1,167.77	\$4.07	\$1,358.47	\$190.70	16.3%	\$4.74
129	massage	284	340	-56	\$1,161.30	\$4.09	\$1,351.81	\$190.51	16.4%	\$4.77
130	Prydes Plumbing etc	276	809	-533	\$1,154.27	\$4.19	\$1,333.83	\$179.56	15.6%	\$4.84
131	Board Office	268	186	82	\$1,127.88	\$4.21	\$1,317.49	\$189.61	16.8%	\$4.91
132	Bank	263	257	6	\$1,116.03	\$4.25	\$1,305.28	\$189.25	17.0%	\$4.97
133	Peters Plumbing & Heating	258	231	27	\$1,148.48	\$4.44	\$1,295.80	\$147.32	12.8%	\$5.01
134	Union Gas Ltd.	257	100	157	\$1,137.97	\$4.42	\$1,293.17	\$155.20	13.6%	\$5.03
135		257	786	-529	\$1,120.89	\$4.36	\$1,293.07	\$172.18	15.4%	\$5.03
136	MNR	253	372	-119	\$1,120.89	\$4.43	\$1,283.87	\$162.98	14.5%	\$5.07
137	shop no sewer	252	135	117	\$614.82	\$2.44	\$681.20	\$66.38	10.8%	\$2.71
138	Sportsplex	243	0	243	\$1,403.82	\$5.78	\$1,261.41	-\$142.41	-40.6%	\$5.19
139	C N Bunkhouse	241	259	-18	\$1,096.34	\$4.56	\$1,256.42	\$160.08	14.6%	\$5.22
140	Store	236	245	-9	\$1,059.22	\$4.48	\$1,246.95	\$187.73	17.7%	\$5.27
141	ambulance garage	233	282	-49	\$1,077.40	\$4.62	\$1,239.89	\$162.49	15.1%	\$5.32
142	office	232	263	-31	\$1,064.82	\$4.60	\$1,236.55	\$171.73	16.1%	\$5.34
143	Tess's Kitchen	231	247	-16	\$1,107.75	\$4.79	\$1,235.75	\$128.00	11.6%	\$5.34
144	Howarths Home Funishing	225	130	95	\$1,106.55	\$4.92	\$1,221.83	\$115.28	10.4%	\$5.43
145	MNR	223	609	-386	\$1,346.75	\$6.03	\$1,217.89	-\$128.86	-9.6%	\$5.45
146	Newspaper	222	190	32	\$1,049.09	\$4.73	\$1,214.14	\$165.05	15.7%	\$5.48
147	Hotel	220	511	-291	\$1,073.74	\$4.87	\$1,211.63	\$137.89	12.8%	\$5.50
148	vacant	218	0	218	\$1,242.64	\$5.69	\$1,206.58	-\$36.06	-2.9%	\$5.53
149	M.T.O.	215	32	183	\$1,352.61	\$6.29	\$1,199.33	-\$153.28	-11.3%	\$5.58
150	Sister Kennedy	209	377	-168	\$1,037.22	\$4.96	\$1,186.40	\$149.18	14.4%	\$5.67
151	cement works	207	181	26	\$1,055.08	\$5.09	\$1,182.46	\$127.38	12.1%	\$5.70
152	McIrvine Rink new meter in 2011	201		201	\$525.60	\$2.61	\$1,168.38	\$642.78	122.3%	\$5.81
153	hair dresser	201	194	7	\$1,040.05	\$5.19	\$1,167.32	\$127.27	12.2%	\$5.82
154	Investments	200	200	0	\$1,029.17	\$5.14	\$1,166.60	\$137.43	13.4%	\$5.83
155	Public Library	200	103	97	\$1,104.38	\$5.53	\$1,165.20	\$60.82	5.5%	\$5.84
156	vacant winter no sewer	197	158	39	\$357.30	\$1.81	\$616.67	\$259.37	72.6%	\$3.13
157	McTaggarts	196	145	51	\$1,074.81	\$5.48	\$1,157.63	\$82.82	7.7%	\$5.90
158	Residential	193	224	-31	\$895.22	\$4.63	\$1,151.08	\$255.86	28.6%	\$5.96
159	Northland Computers Plus	193	313	-120	\$1,021.10	\$5.29	\$1,150.87	\$129.77	12.7%	\$5.96
160	K & M Trucking	191	470	-279	\$1,054.10	\$5.51	\$1,146.53	\$92.43	8.8%	\$6.00
161	accounting office	186	116	70	\$1,025.32	\$5.51	\$1,135.13	\$109.81	10.7%	\$6.10
162	Crazy Ladies Fabrics	184	250	-66	\$1,015.99	\$5.51	\$1,131.69	\$115.70	11.4%	\$6.13
163	Probation Office	183	159	24	\$1,035.64	\$5.65	\$1,128.86	\$93.22	9.0%	\$6.16
164	Core Plant	181	569	-388	\$1,016.29	\$5.60	\$1,124.73	\$108.44	10.7%	\$6.20
165	Residential	180	176	4	\$868.52	\$4.81	\$1,122.82	\$254.30	29.3%	\$6.22
166	hair dresser	180	17	163	\$1,024.63	\$5.68	\$1,122.82	\$98.19	9.6%	\$6.22
167	Store	174	168	6	\$1,015.20	\$5.83	\$1,108.69	\$93.49	9.2%	\$6.37
168	Northland Basics	173	172	1	\$1,060.18	\$6.12	\$1,106.47	\$46.29	4.4%	\$6.39
169	Fort Duty Free	172	236	-64	\$1,017.96	\$5.92	\$1,104.04	\$86.08	8.5%	\$6.42
170	Money Exchange	165	139	26	\$1,108.68	\$6.70	\$1,089.49	-\$19.19	-1.7%	\$6.58
171	Store	159	163	-4	\$1,015.20	\$6.37	\$1,076.18	\$60.98	6.0%	\$6.75
172	Jaynes T.L.C.	156	391	-235	\$1,035.64	\$6.64	\$1,068.32	\$32.68	3.2%	\$6.85
173	NO SEWER	154	424	-270	\$540.00	\$3.50	\$566.08	\$26.08	4.8%	\$3.67
174	Retail Store	152	95	57	\$1,086.42	\$7.14	\$1,059.73	-\$26.69	-2.5%	\$6.97
175	Child Care Resources	151	56	95	\$1,015.20	\$6.73	\$1,057.12	\$41.92	4.1%	\$7.01
176	office	151	110	41	\$1,015.20	\$6.74	\$1,056.71	\$41.51	4.1%	\$7.01
177	Trucking Company	141	150	-9	\$1,015.20	\$7.18	\$1,035.93	\$20.73	2.0%	\$7.33
178	Retail Tire Shop	141	177	-36	\$1,017.36	\$7.21	\$1,035.21	\$17.85	1.8%	\$7.34
179	chiropractic services	132	133	-1	\$1,015.20	\$7.67	\$1,015.83	\$0.63	0.1%	\$7.68
180	North Air	130	128	2	\$1,015.20	\$7.79	\$1,015.20	\$0.00	0.0%	\$7.79
181	Funeral Home	127	67	60	\$1,015.20	\$8.00	\$1,015.20	\$0.00	0.0%	\$8.00
182	Gillons	125	124	1	\$1,015.20	\$8.13	\$1,015.20	\$0.00	0.0%	\$8.13
183	School Board Office new meter in 2011	123		123	\$542.57	\$4.42	\$542.57	\$0.00	0.0%	\$4.42
184	Beer Store	122	141	-19	\$1,015.20	\$8.29	\$1,015.20	\$0.00	0.0%	\$8.29
185	Motel	118	141	-23	\$1,015.20	\$8.59	\$1,015.20	\$0.00	0.0%	\$8.59
186	Bio-Mass	118	312	-194	\$1,034.66	\$8.79	\$1,015.20	-\$19.46	-1.9%	\$8.62
187	Stewart & Sande & Zimmernan CA	118	123	-5	\$1,015.20	\$8.64	\$1,015.20	\$0.00	0.0%	\$8.64
188	Animal Clinic	115	114	1	\$1,015.20	\$8.82	\$1,015.20	\$0.00	0.0%	\$8.82
189	Cooper Chiopractic	115	48	67	\$1,116.35	\$9.73	\$1,015.20	-\$101.15	-9.1%	\$8.84
190	Eye Doctor	115	745	-630	\$1,048.40	\$9.14	\$1,015.20	-\$33.20	-3.2%	\$8.85
191	offices	111	115	-4	\$1,015.20	\$9.15	\$1,015.20	\$0.00	0.0%	\$9.15

Spreadsheet No. 11- ICI customers showing 132 cu. meter per year & Volumetric rate increases - 3%

	Bus. Type				2011 Actual	2011 Actual	3% 2012 Forecasted cu. meter is \$2.22 + 132 cu.meters	2012 to 2011 Revenue	2012 to 2011 % increase	2012 Forecasted
		2011 Actuals	2010 Actuals	2011-2010 Actuals	Revenue	per cu. meter	Increase	cost per cu. meter		
		cu. meters	cu. meters	cu. meters						
192	Utility Company	110	72	38	\$1,033.28	\$9.42	\$1,015.20	-\$18.08	-1.7%	\$9.26
193	lawyer office	109	78	31	\$1,015.20	\$9.28	\$1,015.20	\$0.00	0.0%	\$9.28
194	Gas Bar	109	138	-29	\$1,015.20	\$9.32	\$1,015.20	\$0.00	0.0%	\$9.32
195	Locker Eye Glasses	105	85	20	\$1,015.20	\$9.66	\$1,015.20	\$0.00	0.0%	\$9.66
196	Royal Bank	105	118	-13	\$1,015.20	\$9.68	\$1,015.20	\$0.00	0.0%	\$9.68
197	Bowling Alley	104	66	38	\$1,015.20	\$9.74	\$1,015.20	\$0.00	0.0%	\$9.74
198	Jewellery Store	102	159	-57	\$1,015.20	\$9.91	\$1,015.20	\$0.00	0.0%	\$9.91
199	Hairdresser	101	139	-38	\$1,015.20	\$10.08	\$1,015.20	\$0.00	0.0%	\$10.08
200	Railway Company	100	132	-32	\$1,015.20	\$10.15	\$1,015.20	\$0.00	0.0%	\$10.15
201	Mechanic	97	77	20	\$1,015.99	\$10.43	\$1,015.20	-\$0.79	-0.1%	\$10.43
202	Northwestern Health Unit	97	76	21	\$1,015.20	\$10.47	\$1,015.20	\$0.00	0.0%	\$10.47
203		94	76	18	\$1,015.20	\$10.76	\$1,015.20	\$0.00	0.0%	\$10.76
204	Bell Telephone	94	52	42	\$1,015.20	\$10.80	\$1,015.20	\$0.00	-14.5%	\$10.80
205	Tagg's	92	496	-404	\$1,015.20	\$11.07	\$1,015.20	\$0.00	0.0%	\$11.07
206	Daryl's Custom Landscaping	91	73	18	\$1,015.20	\$11.13	\$1,015.20	\$0.00	0.0%	\$11.13
207	Motel	89	86	3	\$1,015.20	\$11.37	\$1,015.20	\$0.00	0.0%	\$11.37
208	pro shine no sewer	88	69	19	\$540.00	\$6.14	\$540.00	\$0.00	0.0%	\$6.14
209	office	86	46	40	\$1,015.20	\$11.78	\$1,015.20	\$0.00	0.0%	\$11.78
210	R&B Auto	84	105	-21	\$1,015.20	\$12.06	\$1,015.20	\$0.00	0.0%	\$12.06
211	Forestry company	84	75	9	\$1,022.87	\$12.25	\$1,015.20	-\$7.67	-0.7%	\$12.16
212	Degagne no sewr INACTIVE IN WINTER	82	97	-15	\$244.55	\$2.99	\$244.55	\$0.00	0.0%	\$2.99
213	Fort Duty Free	81	26	55	\$1,015.20	\$12.52	\$1,015.20	\$0.00	0.0%	\$12.52
214	Holmlunds Investments	79	105	-26	\$1,015.20	\$12.82	\$1,015.20	\$0.00	0.0%	\$12.82
215	lawyer office	77	205	-128	\$1,015.20	\$13.14	\$1,015.20	\$0.00	0.0%	\$13.14
216	Guillevin International	69	91	-22	\$1,015.20	\$14.72	\$1,015.20	\$0.00	0.0%	\$14.72
217	Northwoods Gallery & Gift	68	41	27	\$1,055.28	\$15.60	\$1,015.20	-\$40.08	-3.8%	\$15.01
218	lumber retail store	67	102	-35	\$1,015.20	\$15.07	\$1,015.20	\$0.00	0.0%	\$15.07
219	Border Travel	65	118	-53	\$1,015.20	\$15.60	\$1,015.20	\$0.00	0.0%	\$15.60
220	Store	65	64	1	\$1,015.20	\$15.62	\$1,015.20	\$0.00	0.0%	\$15.62
221	School Bus Garage	64	84	-20	\$1,015.20	\$15.75	\$1,015.20	\$0.00	0.0%	\$15.75
222	M & M MEATS	64	59	5	\$1,015.20	\$15.77	\$1,015.20	\$0.00	0.0%	\$15.77
223	Shoppers Home Hea	61	68	-7	\$1,015.20	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69
224	FF Chiropractor	61	68	-7	\$1,015.20	\$16.69	\$1,015.20	\$0.00	0.0%	\$16.69
225	Mark's Work Wearhouse	61	36	25	\$1,015.20	\$16.75	\$1,015.20	\$0.00	0.0%	\$16.75
226	Land Surveyor	60	336	-276	\$1,055.28	\$17.56	\$1,015.20	-\$40.08	-3.8%	\$16.89
227	Wilsons Business Solu	59	65	-6	\$1,015.20	\$17.07	\$1,015.20	\$0.00	0.0%	\$17.07
228	Trucking Company	58	64	-6	\$1,015.20	\$17.64	\$1,015.20	\$0.00	0.0%	\$17.64
229	Flooring shop	56	54	2	\$1,015.20	\$18.08	\$1,015.20	\$0.00	0.0%	\$18.08
230	Museum	56	778	-722	\$1,015.20	\$18.13	\$1,015.20	\$0.00	0.0%	\$18.13
231	Cheers	56	64	-8	\$1,015.20	\$18.27	\$1,015.20	\$0.00	0.0%	\$18.27
232	Bargain Shop	55	74	-19	\$1,015.20	\$18.40	\$1,015.20	\$0.00	-35.1%	\$18.40
234	Derksen Law	55	45	10	\$1,015.20	\$18.43	\$1,015.20	\$0.00	0.0%	\$18.43
235	Cousineau Brokers Inc	55	105	-50	\$1,015.20	\$18.52	\$1,015.20	\$0.00	0.0%	\$18.52
236	Car Dealership	53	64	-11	\$1,015.20	\$19.15	\$1,015.20	\$0.00	0.0%	\$19.15
237	MPAC office	50	135	-85	\$1,015.20	\$20.12	\$1,015.20	\$0.00	0.0%	\$20.12
238	Fort Frances General Sup	48	41	7	\$1,015.20	\$21.11	\$1,015.20	\$0.00	0.0%	\$21.11
239	Franko's Subway Grocery	45	100	-55	\$1,015.20	\$22.33	\$1,015.20	\$0.00	0.0%	\$22.33
240	Rainy River Future Dev.	43	9	34	\$1,015.20	\$23.76	\$1,015.20	\$0.00	0.0%	\$23.76
241	Forestry Company	43	65	-22	\$1,015.20	\$23.86	\$1,015.20	\$0.00	0.0%	\$23.86
242	Equipment Contractor	42	56	-14	\$1,015.20	\$24.01	\$1,015.20	\$0.00	0.0%	\$24.01
243	Sight and Sound	42	36	6	\$1,015.20	\$24.27	\$1,015.20	\$0.00	0.0%	\$24.27
244		41	55	-14	\$1,015.20	\$24.81	\$1,015.20	\$0.00	0.0%	\$24.81
245	Inactive	41	164	-123	\$507.60	\$12.41	\$1,015.20	\$507.60	100.0%	\$24.81
246	Store	38	18	20	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46
247	ambulance garage	38	37	1	\$1,015.20	\$26.46	\$1,015.20	\$0.00	0.0%	\$26.46
248	Store	35	43	-8	\$1,015.20	\$28.78	\$1,015.20	\$0.00	0.0%	\$28.78
249	Investors	35	35	0	\$1,015.20	\$28.85	\$1,015.20	\$0.00	0.0%	\$28.85
250	Motel	34	5	29	\$1,015.20	\$30.10	\$1,015.20	\$0.00	0.0%	\$30.10
251		34	43	-9	\$846.01	\$25.15	\$1,015.20	\$169.19	20.0%	\$30.18
252	Acklands Ltd.	33	38	-5	\$1,015.20	\$31.06	\$1,015.20	\$0.00	0.0%	\$31.06
253	Jay Burnett	30	28	2	\$1,015.20	\$33.58	\$1,015.20	\$0.00	0.0%	\$33.58
254	Ontario Addiction Treatment	28	0	28	\$1,015.20	\$36.85	\$1,015.20	\$0.00	0.0%	\$36.85
255	trucking company	27	27	0	\$1,015.20	\$36.97	\$1,015.20	\$0.00	0.0%	\$36.97
256	Insitutional	27	27	0	\$1,015.20	\$37.22	\$1,015.20	\$0.00	0.0%	\$37.22
257	vacant	27	57	-30	\$1,015.20	\$37.91	\$1,015.20	\$0.00	0.0%	\$37.91
258	Chamber of Commerce	26	30	-4	\$1,015.20	\$38.44	\$1,015.20	\$0.00	0.0%	\$38.44
259	closed in summer	26	5	21	\$1,015.20	\$39.18	\$1,015.20	\$0.00	0.0%	\$39.18
260		24	19	5	\$1,490.40	\$62.57	\$1,015.20	-\$475.20	-31.9%	\$42.62
261	Restaurant	23	114	-91	\$1,015.20	\$44.66	\$1,015.20	\$0.00	0.0%	\$44.66
262	Herbal Magic	21	26	-5	\$1,015.20	\$48.49	\$1,015.20	\$0.00	0.0%	\$48.49
263	Land Titles Building	20	41	-21	\$1,015.20	\$50.29	\$1,015.20	\$0.00	0.0%	\$50.29
264	Utility Company	19	9093	-9,074	\$1,015.20	\$52.67	\$1,015.20	\$0.00	0.0%	\$52.67
265		19	19	0	\$1,015.20	\$52.79	\$1,015.20	\$0.00	0.0%	\$52.79
266	NO SEWER	19	73	-54	\$540.00	\$28.14	\$540.00	\$0.00	0.0%	\$28.14
267	Sparky's Confectionary	19	27	-8	\$1,015.20	\$54.60	\$1,015.20	\$0.00	0.0%	\$54.60
268	Motel	19	0	19	\$1,015.20	\$54.73	\$1,015.20	\$0.00	0.0%	\$54.73
269	Fastenal Canada	16	9	7	\$1,015.20	\$61.68	\$1,015.20	\$0.00	0.0%	\$61.68
270	Northwestern Health Unit	14	19	-5	\$1,015.20	\$73.22	\$1,015.20	\$0.00	0.0%	\$73.22
271	Inactive	14	9	5	\$507.60	\$37.22	\$1,015.20	\$507.60	100.0%	\$74.44
272	Farmers Market	12	20	-8	\$1,015.20	\$84.27	\$1,015.20	\$0.00	0.0%	\$84.27
273	Inactive	11	97	-86	\$338.40	\$30.38	\$1,015.20	\$676.80	200.0%	\$91.15
274	Potato Chip Distributor	9	9	0	\$1,015.20	\$111.66	\$1,015.20	\$0.00	0.0%	\$111.66
275	Sewage Treatment	6	12	-6	\$3,397.68	\$566.64	\$1,015.20	-\$2,382.48	-70.1%	\$169.31
276	Robert Moore School	4	745	-741	\$2,520.72	\$614.74	\$1,015.20	-\$1,505.52	-59.7%	\$247.58
277	training center	3	2	1	\$1,015.20	\$360.19	\$1,015.20	\$0.00	0.0%	\$360.19
278		2	0	2	\$1,015.20	\$485.47	\$1,015.20	\$0.00	0.0%	\$485.47
279	NO SEWER	2	3	-1	\$540.00	\$269.97	\$1,015.20	\$475.20	88.0%	\$507.54
280	East End Hall - new meter in 2011	2		2	\$169.20	\$84.60	\$1,015.20	\$846.00	500.0%	\$507.60
281	Causeway Insurance	2	2	0	\$1,015.20	\$558.29	\$1,015.20	\$0.00	0.0%	\$558.29
282	Bayview Motel	2	5	-3	\$1,015.20	\$676.72	\$1,015.20	\$0.00	0.0%	\$676.72
283	vacant	0	0	0	\$1,015.20</					

To: Mayor and Council

From: Mark McCaig

Subject: Regional Airport Concept

Date: January 30, 2012

As Mayor and Council are aware, The Town has been consulting with the municipalities in the district and area First Nations regarding the sharing of costs related to the Fort Frances Airport.

Following the September 29th, 2011 meeting of the RRDMA the district municipalities (with the exception of Atikokan) and the area First Nations were asked to consider a cost sharing based on each communities percentage of the overall population. Unorganized areas were not included in these numbers due to the inability to collect money from them. Contribution figures, based on population, were provided for the past four years of airport operations. I have included a copy of these calculations in this agenda package.

It took quite some time to get back responses from the various communities and we never received a formal written response from Rainy River (although they verbally advised they “probably” wouldn’t participate). All district municipalities, with the exception of Emo and Chapple, indicated that they would not be participating in the cost sharing of airport costs. The Fort Frances Chief’s Secretariat indicated that they could not commit to any cost sharing that fluctuated but were interested in talking further.

Without full participation, there are a number of questions regarding next steps. This item needs to be fully considered during our budget deliberations.



October 3, 2011

Memo to: All Municipal Clerks
T. Ryll, Chief's Secretariat

From: M. McCaig, CAO Town of Fort Frances

Subject: Per-Capita Costing Scenario – Fort Frances Municipal Airport.

At the Rainy River District Municipal Association meeting of September 29, 2011, in Emo, I had the opportunity to present a per-capita costing scenario for the operational financial shortfall of the Fort Frances Municipal Airport to the district stakeholders.

The proposed cost-sharing of the airport operations has been discussed over the past year with municipalities and First Nations from the area. At this point it was agreed that, following the meeting of the 29th, all participating municipalities would bring the costing scenario to their respective councils for consideration. Representative of the Chief's Secretariat were unable to attend the meeting but are asked to review the per-capita costing scenario and respond regarding their future participation in the district wide sharing of the operational shortfalls at the airport.

If you have any questions or need further clarification regarding this matter, please do not hesitate to contact me.

Regards



Mark McCaig, CAO

MM/kl
Encl.

c.c. Mayor and Council (att'd)
L. Witherspoon, Treasurer (att'd)
D. Brown, Manager Operations and Facilities (att'd)
G. Treftlin, Clerk att'd)

Report To: Rainy River District Municipal Association
& Chief's Secretariat

From: Mark McCaig, CAO, Town of Fort Frances

Subject: Regional Airport

Date: September 20, 2011

Over the past year, discussions regarding the ongoing financial shortfalls at the Fort Frances Municipal Airport have occurred among the district municipalities. These discussions were initiated by the Town of Fort Frances in the interests of achieving a cost sharing of airport operational costs among the various district stakeholders who benefit from the existence of the airport.

The numerous and varied benefits of the airport have been discussed at great length and, for the most part, supported by the district municipalities. One primary concern raised during the initial discussions was that all stakeholders, including unincorporated areas and First Nations, should participate in a sharing of the costs. This concept was first raised at the RRDMA annual meeting and supported in a resolution passed at that event. Following the meeting, there was discussion with the Chief's Secretariat regarding the participation of the area First Nations. The matter of provincial contributions on behalf of unincorporated areas was brought to the OGRA convention in March of 2011. Meetings with the Ministry of Northern Development and Mines and the Ministry of Municipal Affairs and Housing were unsuccessful in garnering a firm provincial commitment to provide funding for the unincorporated areas.

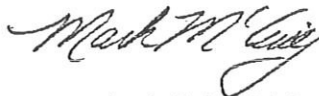
During a special meeting of district municipalities on May 11th, Mr. Kevin Derosier from the Ministry of Municipal Affairs and Housing advised the group that special assistance grants from the province could not be utilized for the purposes we were seeking and that "nothing was on the radar" in regards to support for unincorporated areas. At the meeting, there was general consensus to proceed with a governance model similar to the one utilized by the district for the Provincial Offences Administration (POA) partnership and to investigate a funding model based on a per capita basis. I advised the group that Tammy Ryll of the Chief's Secretariat was unable to attend the meeting but was arranging for me to speak at an upcoming meeting of the Chiefs.

On August 15th, I had the opportunity to attend a meeting of the Chief's Secretariat and present the concept of the district sharing of airport costs. Excellent dialogue took place at the meeting and the Chiefs distinctly noted the importance of the airport to all people in the area. The Chiefs said they were willing to participate in an investigation of airport cost sharing scenarios. The Chiefs asked that, going forward, we engage them fully in the discussion of the matter and I assured them that we would. To that end, I have extended an invitation to Tammy Ryll and representatives of the Chief's Secretariat, to attend the RRDMA meeting on the 29th of September in Emo, to further discuss this matter. I have also received population statistics from Ms. Ryll for area First

Nations that assisted in the compilation of a per capita analysis for the sharing of the operational deficit at the airport. Hopefully this costing scenario will form the starting point of our discussion on the 29th.

In conclusion, I don't believe there is an easy fix in regards to securing financial participation for the unincorporated areas. Affirming participation of the district municipalities and the area First Nations is probably the best scenario we can achieve. On a positive note, recent staff reductions and an upturn in airport usage is translating into a potentially lower operational deficit than we budgeted for in 2011. Hopefully this trend will continue and the financial implications for everyone will be lower.

Regards,

A handwritten signature in black ink, appearing to read 'Mark McCaig', written in a cursive style.

Mark McCaig, CAO

Airport Operational Apportionment Per Capital Analysis

Taxation Year		2008	2009	2010	2011
Airport - Net Expense		\$106,669	\$210,043	\$192,358	\$156,654
Participants	Population	%	Est. Apportionment	Est. Apportionment	Est. Apportionment
Alberton	958	5.670%	\$6,048	\$11,909	\$8,882
Chapple	856	5.066%	\$5,404	\$10,641	\$7,937
Dawson	620	3.670%	\$3,914	\$7,708	\$5,748
Emo	1,305	7.724%	\$8,239	\$16,223	\$12,100
Fort Frances	8,103	47.958%	\$51,156	\$100,733	\$75,128
Lake of the Woods	323	1.912%	\$2,039	\$4,015	\$2,995
La Vallee	1,067	6.315%	\$6,736	\$13,264	\$9,893
Morley	492	2.912%	\$3,106	\$6,116	\$4,562
Rainy River	909	5.380%	\$5,739	\$11,300	\$8,428
Couchiching FN	694	4.107%	\$4,381	\$8,627	\$6,435
Lac La Croix FN	301	1.781%	\$1,900	\$3,742	\$2,791
Naicatchewenin FN	277	1.639%	\$1,749	\$3,444	\$2,568
Nigigoonsiminikaaning FN	148	0.876%	\$934	\$1,840	\$1,372
Rainy River FN	414	2.450%	\$2,614	\$5,147	\$3,838
Seine River FN	331	1.959%	\$2,090	\$4,115	\$3,069
Mitaanijamling FN	98	0.580%	\$619	\$1,218	\$909
	16,896	100.000%	\$106,669	\$210,043	\$156,654

*Note: 2006 Stats Canada population used for Municipalities and First Nation Communities population as provided by Fort Frances Chief's Secretariat



Tammy Ryll
<tammy@ffcs.ca>
12/01/2011 11:03 AM

To klawson@fort-frances.com
cc James Mainville <info@ffcs.ca>, mmcaig@fort-frances.com
bcc
Subject Re: Per Capita Costing Scenario - Fort Frances Municipal Airport

Hi Kathy,

Please be advised that the Chiefs have had an opportunity to review the per capita costing scenario provided by Mark McCaig at their last regular meeting. The formula suggested is not acceptable to the Leadership. Please keep in mind that the way First Nations are funded is quite different from the way municipalities are funded and making a commitment to a fluctuating expenditure such as this is very difficult. At the August meeting that Mark attended, the Chiefs had suggested a flat rate contribution be developed. Further, the communities of Lac La Croix and Seine River have indicated that they would in all likelihood be excluded from any financial arrangement given their closer proximity to the Atikokan Municipal Airport.

Having said all that, the Chiefs are still in agreement that we need a local airport (especially for the continuation of medical flights) and hope that we can continue to work together to try and come up with a solution that is beneficial for everyone involved. Perhaps we can schedule a meeting for early in the new year to discuss this further.

Should you or Mark require anything further, please do not hesitate to contact me.

Kind Regards,
Tammy

On Thu, Nov 17, 2011 at 8:49 AM, <klawson@fort-frances.com> wrote:

Perfect, thanks Tammy.

Best regards,

Kathryn Lawson, Deputy Clerk
Phone - 807-274-5323 ext 257
fax - 807-274-8479
klawson@fort-frances.com

tammy@ffcs.ca

17/11/2011 08:45 AM

To klawson@fort-frances.com
cc
Subject Re: Per Capita Costing Scenario - Fort Frances Municipal Airport

Please respond to
tammy@ffcs.ca

Hi Kathy, A letter regarding the above is forthcoming. Thanks, Tammy
Sent via BlackBerry® device provided by TBayTel.

From: klawson@fort-frances.com

Date: Thu, 17 Nov 2011 08:38:36 -0600

To: <tammy@ffcs.ca>

Subject: Per Capita Costing Scenario - Fort Frances Municipal Airport

Good Morning Tammy

Mr. McCaig has asked me to enquire as to the wishes of the Chief's
Secretariat with respect to the Town's request for participation in
the per capita levy proposal for municipalities and First Nation communities.

Could you drop me a quick line and advise as to any decision that may
have come from the proposal.

Thanks in advance,

Best regards,

Kathryn Lawson, Deputy Clerk

Phone - [807-274-5323](tel:807-274-5323) ext 257

fax - [807-274-8479](tel:807-274-8479)

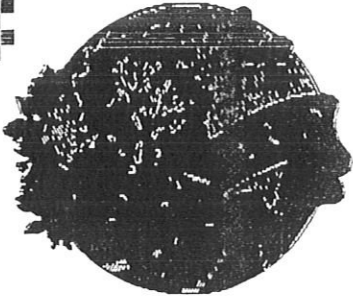
klawson@fort-frances.com



Agenda Item # 5.2 ...

The Corporation of the Township of Emo

P.O. Box 520, Emo, Ontario, P0W 1E0



Website: www.emo.ca
E-mail: township@emo.ca

Phone: 807-482-2378
Fax: 807-482-2741



November 30, 2011.

VIA FAX: (807) 274-8479

Town of Fort Frances,
320 Portage Avenue,
Fort Frances, ON,
P9A 3P9.

ATTENTION: Mark McCaig, CAO.

Dear Mark:

RE: Fort Frances Regional Airport.

Please be advised at the regular meeting of the Council of the Corporation of the Township of Emo held on Tuesday, November 29, 2011, the following resolution was passed:

"BE IT RESOLVED that the Corporation of the Township of Emo hereby agrees to contribute a \$10.00 per capita toward operating costs of the Fort Frances Regional Airport based on accurate population numbers effective January, 2012. To be reviewed annually."

Thank you for your attention in this matter.

Yours truly,

Vincent Sheppard,
Mayor.

VS/ss.

CORPORATION OF THE TOWNSHIP OF CHAPPLE

Agenda Item # 5.2 ...

P.O. Box 4

BARWICK, ONTARIO POW 1A0
Phone 807-487-2354 Fax 807-487-2406

OFFICE OF THE CLERK-TREASURER
e-mail: chapple@tbaytel.net



October 20, 2011

Town of Fort Frances,
320 Portage Ave.
Fort Frances, Ontario
P9A 3P9

Re: Fort Frances Regional Airport

Dear Mayor and Council;

Please be advised that the following resolution was duly approved and passed at the October 18, 2011 regular meeting of Council for the Township of Chapple:

"That the Corporation of the Township of Chapple contribute a \$10 per capita towards operating costs of the Fort Frances Regional Airport based on accurate population numbers effective January, 2012. To be reviewed annually."

The per capita will be paid based on agreed upon population numbers. It is felt that the 2011 Census of Population, that is to be released February, 2012, may reflect a more accurate count. Council believes 856, as per the 2006 Census, is too high for our municipality.

Council recognizes the importance of the service being provided for our residents and the need to support ongoing operation costs.

Sincerely,

Peggy Johnson, CMO
CAO/Clerk Treasurer.



Agenda Item # 5.2 ...**THE CORPORATION OF THE TOWNSHIP OF ALBERTON**Session Date: October 12, 2011Resolution No.: 2011-182Moved By: [Signature]Seconded By: [Signature]**BE IT RESOLVED THAT:**

Council for the Township of Alberton hereby confirms that the Township of Alberton does not wish to participate in cost-sharing of expenses related to the Fort Frances Municipal Airport and will not contribute funds to the operational shortfall of the Fort Frances Municipal Airport.

Pecuniary Interest	Recorded Vote	Council Member	Nay	Yea
		HAMMOND, Mike		
		FORD, Mike		
		LOGUE, Elizabeth		
		MITCHELL, Doug		
		SPUZAK, Peter		

[Signature]
REEVE

CARRIED: ☒DEFEATED: ☐



Township of La Vallee

OFFICE OF
CLERK AND TREASURER
P.O. BOX 99, DEVLIN, ONTARIO P0W 1C0
TELEPHONE 807-486-3452 FAX 807-486-3863
email: lavalley@nwonet.net



October 21, 2011

The Corporation of the Town of
Fort Frances
320 Portage Avenue
Fort Frances, ON
P9A 3P9

Attention: Mr. Mark McCaig, CAO

Dear Mark:

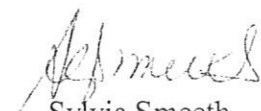
Re: Fort Frances Municipal Airport

Please be advised that council discussed and gave consideration to this issue at the regular meeting of council on October 12, 2011.

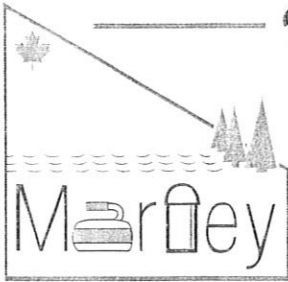
At this time Council is unable to support the proposals presented to them. Council has agreed to make a commitment to continue to look at this matter when all parties, not just municipalities, come to the table.

We will pay our fair share.

Yours truly,


Sylvia Smeeth
Clerk-Treasurer

The Corporation of the Township of Morley



P. O. Box 40,
Stratton, Ontario
POW 1N0



Phone (807) 483-5455
Fax (807) 483-5882

October 13, 2011

Town of Fort Frances
320 Portage Avenue
Fort Frances, Ontario
P9A 3P9

Attention: Mark McCaig
CAO

Dear Mark:

Re: Per – Capita Costing – Fort Frances Municipal Airport

Please be advised that the Council of The Corporation of the Township of Morley enacted the following resolution at its October 12th, 2011 regular open meeting.

MOVED BY: MAURY NIELSON

SECONDED BY: BILL ROMYN

"That the Council of The Corporation of the Township of Morley agree to not participate in the district wide cost-sharing of the operational shortfalls at the Fort Frances Municipal Airport.

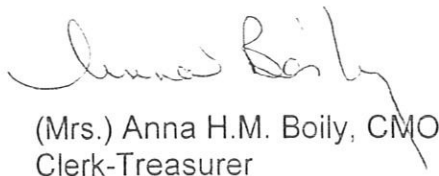
" Carried "

MOE HENRY

REEVE

Thank you for your kind attention to this matter.

Sincerely,


(Mrs.) Anna H.M. Boily, CMO
Clerk-Treasurer

TOWNSHIP OF DAWSON

PO BOX 427 211 FOURTH STREET

RAINY RIVER, ON POW 1L0

PHONE/FAX 807 852-3529

US ADDRESS: PO Box 1057 Baudette MN 56623

November 3, 2011

Town of Fort Frances
320 Portage Ave
Fort Frances, ON
P9A 3P9

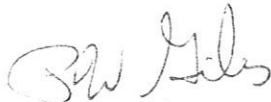
NOV 04 2011

Dear Mayor & Council:

Re: Per-Capita Costing Scenario – Fort Frances Municipal Airport

This is to advise that Dawson Council considered the above noted matter at its regular meeting held November 2nd, 2011. Council passed a resolution to advise that they do not wish to participate in the per capita proposal.

Yours truly,



Patrick W Giles
Clerk-Treasurer

THE CORPORATION OF THE TOWNSHIP OF DAWSON

Session Date: 11/2/2011

Resolution No.: 11-76

Moved By: [Signature] Seconded By [Signature]

BE IT RESOLVED THAT:

The Town of Fort Frances be advised that Council does not wish to participate in the proposal for a per capita levy for local municipalities to support their airport on an ongoing basis.

Pecuniary Interest	Recorded Vote	Council Member	Nay	YEA
		WIERSEMA E		
		DESAULNIERS A		
		DRENNAN B		
		JODOIN, B		
		WIERSEMA A		

[Signature] MAYOR CARRIED ☒
DEFEATED ☐

TOWNSHIP OF LAKE OF THE WOODS

PO BOX 427 211 FOURTH STREET

RAINY RIVER, ON POW 1L0

PHONE/FAX 807 852-3529 email lakeofthewoodstwp@tbaytel.net

US ADDRESS: PO Box 1057 Baudette MN 56623

Website: www.lakeofthewoods.ca

November 3, 2011

Town of Fort Frances
320 Portage Ave
Fort Frances, ON
P9A 3P9



Dear Mayor & Council:

Re: Per-Capita Costing Scenario – Fort Frances Municipal Airport

This is to advise that Lake of the Woods Council considered the above noted matter at its regular meeting held November 1st, 2011. Council passed a resolution to advise that they do not wish to participate in the per capita proposal.

Yours truly,

A handwritten signature in cursive script, appearing to read "Patrick W. Giles".

Patrick W Giles
Clerk-Treasurer

Session Date: 11/1/2011Resolution No.: 11-98Moved By: [Signature]Seconded By [Signature]

BE IT RESOLVED THAT:

The Town of Fort Frances be advised that Council does not wish to participate in the proposal for a per capita levy for local municipalities to support their airport on an ongoing basis.

Pecuniary Interest	Recorded Vote	Council Member	Nay	YEA
		ANDERSON, G		
		FADDEN, C		
		LUNDGREN, W		
		MOEN, J		
		PIZEY, V		

[Signature] MAYOR CARRIED ☒
DEFEATED ☐

Superintendent Planning & Development Div.

Report

Date; 2012 January 31st
Report to; Mayor & Council
From; Rick Hallam, CBCO, CRBO
Subject: Rainy Lake Hotel Demolition

Council is aware that the Town has an interest in the future of the Rainy Lake Hotel. Through the tax sale process Town Administrative staff have and are reviewing our options with regard to assuming ownership and best options for moving forward should that (ownership) occur.

Of the options explored one is the sale, remediation and restoration of the building and another is the demolition/removal of the building and site reclamation. Given the extreme deterioration of the building It appears that the option of sale and remediation/restoration of the building has not gleaned much interest. It is my professional opinion as your building official, and based on my involvement over the past seven years, that the best option moving forward is full demolition and site reclamation. This opinion is supported and shared by the many and various others who have had an opportunity to enter and see first hand the extreme deterioration of this building.

With the foregoing in mind I was directed to engage a reputable contractor experienced in such technically difficult and in part delicate demolition. To that end Finn Way General Contractors in concert with Keating Insulation and Wildwood Contracting generously offered to attend the site and provide a budget costing for the demolition of the building. This service was provided at no cost to the Town. A copy of the budget costing is attached herewith for Councils review. It must be clearly understood that certain aspects of demolition and site restoration are not included, being such things as land fill tipping fees or fill required to restore the site to grade. Additionally the submission is not intended to be a formal binding quotation for the work but only as an aid to assisting Council in their decision making process.

In keeping with the Occupational Health & Safety Regulations as well as public safety the first step prior to the structural demolition of the building is the abatement of hazardous materials. In this case asbestos, moulds and mildew.

Rainy Lake Hotel Demo
2012 Jan. 31st

This building was constructed at a time when asbestos was a standard for inclusion in pipe insulation, wrapping of boilers as well as ceiling and wall plasters and is the case here. Thus, prior to the structural demolition all hazardous materials must be removed from the building. A building of this type which contains high hazard levels and types of asbestos requires that a MoL certified company would need to be retained for such removals.

At completion of the Hazardous materials abatement, full structural demolition and removal of the building and restoration of the site could proceed.

More detail of the methodology and evolutionary process can be gleaned by reviewing the Finn Way GC document attached.

Respectfully Submitted,
Planning & Development Division

A handwritten signature in cursive script, appearing to read "R. Hallam".

Rick Hallam, CBCO, CRBO
Supt. Planning & Development
Chief Building Official



1301 West Walsh Street
Thunder Bay, Ontario P7E 4X6
PH: [807] 767-2426 **FAX:** [807] 767-5948
EMAIL: generalcontractor@finnway.com

Dec 9th, 2011

Rick Hallam
Chief Building Official
Fort Frances, ON
P9A 3P9
rhallam@fort-frances.com

Mr Hallam:

Re: Request for Quotation; **Rainy River Hotel Demolition**

As per your request, Finnway General Contractor Inc. is pleased to quote The Town of Fort Frances to demolish and remediate the Rainy Lake Hotel.

Scope of work to include:

Finnway Safety/Supervision

- Entire scope Supervised
- Certified Construction Health and Safety Officer
- Temporary power/heat.
- Sanitary Facilities
- Public Protection

Asbestos Abatement & Demolition

- All work to be Type III Asbestos Removal as well as all mould.
- 64 rooms, bar, kitchen, main floor (entire interior building) to be stripped down to studs.
- Salvage to be relocated in areas free of Asbestos or Mould within structure.
- Certify structure is free of Asbestos and Mould prior to demolition.
- Unfettered access to building.

Demolition

- Safely demolish and remediate structure.
- Protect adjacent structures with access to adjacent rooftops (Public Protection).
- Dust Suppression (Public Protection).
- Unfettered access to rear parking lot during demolition (no parking area).
- Basement will be removed.
- Foundation walls to be removed 1ft below grade.



1301 West Walsh Street
Thunder Bay, Ontario P7E 4X6
PH: [807] 767-2426 **FAX:** [807] 767-5948
EMAIL: generalcontractor@finnway.com

Exclusions

- Foundation walls (sub grade) to remain to support sidewalk and adjacent foundations.
- Town of Fort Frances to waive dump fees.
- Town of Fort Frances to waive use of public water for suppression (hydrant water).
- Wildwood Contracting, not responsible for damage to ash fault at rear of structure.
- Unforeseen hazardous materials to be remediated not included.
- All service disconnects/capping; Hydro, Gas Sewer, Water by others.
- Unforeseen obstacles that may appear not included.

Total tender price to equal \$995,500.00 + HST

Sincerely,

Chris Akervall C.H.S.O

January 31, 2012

Report To: Mayor and Council

From: Travis Rob, Sustainability Coordinator

SUBJECT: Funding Availability for the Site Remediation of the Rainy Lake Hotel Site.

Background:

One possible source of funding for the redevelopment of the Rainy Lake Hotel site is a grant program through the Federation of Canadian Municipalities (FCM) Green Municipal Fund (GMF). An application to this program is currently underway for the development of an Integrated Community Sustainability Plan, however the GMF has another program for brownfield site remediation.

The Program:

The GMF defines a brownfield site as “an abandoned, vacant, derelict or underutilized commercial, institutional, or industrial property where past actions have resulted in actual or perceived contamination and/or threat to public health and safety and where there is a potential for redevelopment.” To be eligible for funding through the GMF the project must include one or both of: site remediation and risk management, or standalone renewable energy generation. The location of the Rainy Lake Hotel makes it an ideal location for either or both of these actions to be included in a redevelopment plan. On September 26, 2011 the BIA made a presentation to Council expressing their willingness to partner with the Town and contribute to the redevelopment of the Rainy Lake Hotel, the GMF encourages the partnering with other groups or organizations for capital projects and the declaration of partners and third party contributions is part of the application process. For brownfield projects the GMF will provide a grant for 50% up to \$175,000 for feasibility studies and field tests; and loans for 80% of eligible costs for brownfield capital projects at an interest rate of 1.5% below government bond rate for a 10 or 20 year period for capital expenses incurred for site remediation and development.

Eligible Costs:

The GMF outlines what it will fund for the studies as well as the capital projects. For studies, the GMF will fund costs associated with: assessing or studying a brownfield site prior to remediation, developing a remedial action plan or risk management plan for a site, and testing a remediation method. For capital projects the GMF has a long and detailed listing of eligible and ineligible costs for reimbursement through GMF with consulting services, and capital costs listed as just some of the eligible costs. It is important to note, however, that only costs incurred after the date the application is received by FCM will be eligible under the GMF program.

Application:

The first step in completing the application is developing a remediation plan, from current condition through to final development as a copy of this plan will need to be included in the application documents. The application to this program is lengthy and requires a well laid out plan, a cost estimate and breakdown, first and second phase environmental site assessments, declaration of third party contributions and partners, and a council resolution stating the Town's commitment to the project. The GMF does have staff to assist in the application process prior to and post submission to insure all required information is included. Once an application has been submitted there is a period of waiting for the application to be processed and approved anywhere from three to six months. It is also important to note that to obtain grant funding for studies, an application separate from the application for the capital project would have to be completed and submitted.

Other Sources of Funding:

There are some other sources of funding that could be investigated further to determine what the Town's eligibility could be. The Building Canada fund has funding available for brownfield redevelopment, subject to a review of the redevelopment plan. Also Northern Ontario Heritage Fund has funds available through the Infrastructure and Community Development program for infrastructure projects that spur economic development and create community facilities for economic development purposes, with projects evaluated on a case-by-case basis. Depending on the proposed final development, there may also be funds available through the Ontario Trillium Foundation, through their Community Program if there is a strong arts or cultural tie to the community. The P3 Canada fund is expected to release a Round 4 program in the spring and has previously had brownfield site funding available. Once the new program is released there may be additional funds available for this project as well.

Conclusion:

The main source of funding for this project would be through the Green Municipal Fund brownfield program. It should be noted that last year in March the GMF programs were shut down until December 1, 2011 due to a lack of available funds. There are other programs available currently but have funding caps accounting for much less than 50% of the estimated costs. With this in mind, if the Town wishes to apply to this program, the collection of required information to complete an application, and the development of a redevelopment plan, should continue as it has been to insure the Town maintains the ability to utilize available government funds to demolish and redevelop the Rainy Lake Hotel Site.

Respectfully submitted,

Travis Rob, EIT
Sustainability Coordinator

Resources:

Federation of Canadian Municipalities: <http://www.fcm.ca>

Green Municipal Fund: <http://gmf.fcm.ca>

Building Canada Fund: www.buildingcanada-chantierscanada.gc.ca

Ontario Trillium Foundation: <http://www.trilliumfoundation.org/>

Northern Ontario Heritage Fund Corporation: <http://www.mndmf.gov.on.ca/nohfc/>

P3 Canada Fund: <http://www.p3canada.ca/home.php>



808 Robertson St.
Kenora, Ontario
P9N 1X9
807-468-2763/2740
Fax 807-468-2784

RECEIVED
FEB 02 2012



January 30, 2012

The Town of Fort Frances
P. O. Box 38, 320 Portage Ave.
Fort Frances, Ontario
P9N 3M5

Attention: Mr. Doug Brown, Manager of Operations and Facilities

Dear Mr. Brown:

RE: Requests for 2012 Municipal Surface Treatment Resurfacing

The Ministry of Transportation will not be tendering a surface treatment contract in 2012 or in the future. Under the umbrella of our third generation Area Maintenance Contract (AMC) the ministry has awarded a 12-year highway maintenance tender to maintain our Kenora area highways to Transfield Services.

Included in this contract is the ministry's surface treatment requirements for area secondary highways however, municipalities are not included. Transfield Services would be willing to consider your municipal surface treatment requirements if you contact them directly for this purpose. You would need to discuss your surface treatment needs directly with Transfield Services and negotiate a price with them as the ministry would have no involvement. I have included a contact name and number below if you would like to contact them.

Transfield Services
Saaed Ganji
Project Manager
807-464-1059

Yours truly,

A handwritten signature in blue ink, appearing to read "Larry Wilcox".

Larry Wilcox, Senior Municipal Supervisor