

MEMORANDUM

To: Town of Stettler Council
From: Administration
Date: May 9, 2023 (Council Budget Deliberations)
Re: 2023 Operating (Tax) Budget

Administration has presented the 2023 Operating (Tax) Budget and 2023 Tax Rate Bylaw based on the following assumptions as authorized during the 2023 Interim Budget process (approved – December 20, 2022) and the 2023 Capital Budget process (approved – January 17, 2023)

- **Average 4% municipal tax increase to pre-existing residential properties**
- **Average 4% municipal tax increase to pre-existing non-residential properties.**

Highlights of the 2023 Budget (After Council Budget Deliberations – May 9, 2023 – 4% Res / 4% Non-Res)

Total 2023 Budget	22,174,359					
Total Revenue Other Than Taxes	13,166,989	59.38%				
Total 2023 Tax Levy	9,007,370	40.62%			2022 Actual	2023 New
Residential	3,951,588	62.63%	43.87%	3,755,718	195,858	
Non Residential	2,358,114	37.37%	26.18%	2,254,970	103,130	
Total Tax Levy Required for Municipal Operations	6,309,702	100.00%	70.05%	6,010,688	298,988	
DIP (Provincial Industrial Assessment New 2018)	938		0.01%			6,309,676
ASFF School	2,329,045		25.86%	rounding	26	
Senior Lodges	373,300		4.14%			
Requisition over levy (ASFF - \$5615)	(5,615)		-0.06%			
	9,007,370		100.00%			

2023 Operating Budget Summary

Revenue	Total Budget	Difference	%
2022 Budget (May 2022)	\$20,239,289		
2023 Interim Budget (Dec 2022)	\$20,138,914	-\$100,375	-0.50%
2023 Budget (May 2023 - Adjustments + 2023 Op Capital)	\$22,174,359	\$2,035,445	10.11%
Expenses			
2022 Budget (May 2022)	\$19,539,718		
2023 Interim Budget (Dec 2022)	\$19,481,076	-\$58,642	-0.30%
2023 Budget (May 2023 - Adjustments + 2023 Op Capital)	\$21,394,501	\$1,913,425	9.82%
Available fo Capital = 1% tax = \$59,823 (\$37,557 Res / \$22,266 Non Res)			
2022 Budget (May 2022)	\$699,571		
2023 Interim Budget (Dec 2022)	\$657,838	-\$41,733	-5.97%
2023 Budget (May 2023 - Adjustments + 2023 Op Capital)	\$779,858	\$122,020	18.55%

2023 Property Tax Comparison							
Residential property - 1976 - 1,080 square foot bungalow, developed upstairs and downstairs with unattached garage							
2023 Assessment	273,770		2022 Assessment	263,370	10400	3.95%	
	Tax Rate	Amount		Tax Rate	Amount	Difference	% Change
Municipal Rate	6.9675	\$1,907	Municipal Rate	6.8362	\$1,800	\$107	5.95%
Senior Housing	0.4592	\$126	Senior Housing	0.4714	\$124	\$2	1.61%
Education	2.5210	\$690	Education	2.6233	\$691	-\$1	-0.14%
Total Taxes		\$2,723	Total Taxes		\$2,615	\$108	4.13%
Non Residential property - 1972 Industrial Building							
2023 Assessment	645,550		2022 Assessment	644,420	1,130	0.18%	
	Tax Rate	Amount		Tax Rate	Amount	Difference	% Change
Municipal Rate	9.4752	\$6,117	Municipal Rate	9.1351	\$5,887	\$230	3.91%
Senior Housing	0.4592	\$296	Senior Housing	0.4714	\$304	-\$8	-2.63%
Education	3.6363	\$2,347	Education	3.9523	\$2,547	-\$200	-7.85%
Total Taxes		\$8,760	Total Taxes		\$8,738	\$22	0.25%

2023 Total Revenue other than Taxes

Total Revenue Other Than Taxes	\$13,166,989		
Utility (water, sewer, garbage, recycling)	\$5,125,756	Inter Dep Transfer / IDP	\$272,020
2023 Capital Budget - Operating Reserves	\$2,089,807	Frontage (roads)	\$62,075
Franchise Fees (power & gas)	\$1,980,030	From Op Res - RCMP	\$250,000
Provincial / Federal / Municipal / School Part	\$2,337,268	RCMP Grant	\$347,616
Board of Trade / Economic Development	\$142,170	RCMP - fines / other	\$66,000
Bylaw - Animal Licenses	\$21,700	MSI Operating - RCMP	\$104,896
Bylaw - Business Licenses	\$96,400	School Resource Officer	\$104,802
Airport	\$6,380	Fire - AT Emergency Res	\$24,500
Cemetery	\$23,600	Fire - Other Revenue	\$10,500
Planning and Development	\$44,500	Fire - County	\$449,390
Land and Facility Rentals	\$279,514	Fire Villages	\$31,421
Parks (soccer and ball)	\$25,418	Airport County	\$4,500
SRC - Arena	\$292,336	FCSS	\$157,148
SRC - Fitness	\$38,100	County Recreation	\$452,400
SRC - Pool	\$271,500		\$2,337,268
Seniors	\$21,750		
Community Hall	\$40,000		
Campground	\$120,000		
Return on Investment / Penalties	\$202,000		
Misc Revenue	\$8,760		
Total	\$13,166,989		

Current/Relevant Municipal Budget Considerations:

Updated revenue and expenditure forecasting from the previously approved 2023 Interim Operating Budget has resulted in an **increase of \$122,020** being available for the 2023 Capital Budget. Provided Town Council approves a **4%** property tax increase in both classes, the amount estimated as available for capital (from operating) in 2023 will **increase** to **\$779,858** from **\$657,838**, an increase of \$122,020 (\$127,635 municipal nontax adjustments to the 2023 Interim Budget / (-\$5,615) from under/over requisition collection and payments (ASFF, Seniors, DIP)

Town of Stettler - 2023 Budget Adjustments						
	Municipal	Water, Sewer, Garbage	DIP	ASFF	Housing	
Revenues						
2023 Tax Adjustment from assessment (\$6,309,702 - \$6,276,786)	\$ 32,916					
Provincial Budget - MSI Operating Increase (RCMP)	\$ 52,448					
Housing Authority Req (\$373,300-\$383,853)					\$ (10,553)	
Education Tax - Residential (\$1,465,194 - 1,435,022)				\$ (30,172)		
Education Tax - Non-Res (\$987,409 - 894,023)				\$ (93,386)		
Over Collected Requisitions (ASFF \$5,615)				\$ (5,615)		
2023 Capital Budget - Operating Projects (non TCA) (due from res)	\$ 2,089,807					
Total Revenues	\$ 2,175,171	\$ -	\$ -	\$ (129,173)	\$ (10,553)	\$ 2,035,445
Expenses						
Provincial Budget - MSI Operating Increase (RCMP)	\$ (52,448)					
Separate School Requisition (\$186,715 - \$164,503)				\$ (22,212)		
Public School Requisition (\$2,265,888 - \$2,164,542)				\$ (101,346)		
Housing Authority Req (\$373,300-\$383,853)					\$ (10,553)	
Emergency management (County Agreement - \$43,177 - \$33,000)	\$ 10,177					
2023 Capital Budget - Operating Projects (non TCA) (op expense)	\$ 2,089,807					
Total Expenses	\$ 2,047,536	\$ -	\$ -	\$ (123,558)	\$ (10,553)	\$ 1,913,425
Overall Change	\$ 127,635	\$ -	\$ -	\$ (5,615)	\$ -	
2023 Interim Budget - Amount Available for Capital	\$ 284,620	\$ 373,218	\$ -	\$ -	\$ -	\$ 657,838
2023 Final Budget - Amount Available for Capital	\$ 412,255	\$ 373,218	\$ -	\$ (5,615)	\$ -	\$ 779,858
	\$ 122,020					\$ 122,020

Summary of Property Taxation Options for 2023									
CPI - 4% - Alberta (All Items - March 2022 to March 2023)									
Municipal Taxes Only:					All Tax Authorities:			Interim	Revised 2023
Option	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth	Residential	Non-Residential	New Taxes Pre-existing	Budget Impact	Available for Capital
								\$ 657,838	\$ 89,104
#1	4.00%	4.00%	\$ 240,428	\$ 58,560	#1	2.21%	0.39%	\$ 32,916	\$ 779,858

- Consistent or enhanced funding for Community Partners:

Seniors Housing (no over/under)	\$373,300	(+\$627 or 0.17% increase 2022 - \$372,673)
Library	\$251,766	(+1,649 or 0.66% increase 2022 - \$250,117)
Parkland Regional Library	\$52,080	(\$1,190 - 2.33% increase 2022 - \$50,890)
Board of Trade -Net	\$365,787	(+\$41,011 or 12.6% increase 2022 - \$324,776)
Joint Landfill (+\$3 - \$68-\$71)	\$422,592	(\$17,856 or 4.41% increase 2022 - \$404,736)

Heartland Youth Centre	\$50,000	(Consistent with 2022)
Museum	\$35,000	(-\$7,000 or 16.7% decrease 2022 - \$42,000)
FCSS	\$196,435	(Consistent with 2022)
Handi-Bus	\$25,000	(Consistent with 2022)
Heartland Beautification	\$22,200	(Consistent with 2022)

- Amount available for the 2023 Capital Budget (\$6,986,288) from the Interim Operating Budget (adopted in December 2022) + 2023 Operating (Tax) Budget (May 2023):

2023 Operating Budget (May 2023)		2023 Interim Budget (Dec 2022)	Diff
General Reserve	\$406,640	\$284,620	\$122,020
Water Surplus	\$38,916	\$38,916	\$0.00
Other Surplus (waste, sewer)	\$334,302	\$334,302	\$0.00
	\$779,858	\$657,838	\$122,020

- County of Stettler No. 6 Recreation Contribution Partnership

	Assessment	Agreement %	% (\$)	Amount	Town of Stettler Budget	Actual Paid by County of Stettler	Assessment Diff	Budget Diff	% Diff	Capital (35% \$93,300) + (65% \$173,600)	Available for Capital	Operating
2015	1,619,422,100	0.03170%	\$513,356.81	\$513,300.00	\$513,451.54	0	0	0.00%	\$266,900	\$118,400	\$128,000	
2016	1,564,948,030	0.03170%	\$496,088.53	\$496,000.00	\$495,612.29	-54,474,070	-17,300	-3.37%	\$266,900	\$118,400	\$110,700	
2017	1,486,850,730	0.03170%	\$471,331.68	\$471,500.00	\$471,008.25	-78,097,300	-24,500	-4.94%	\$266,900	\$118,400	\$86,200	
2018	1,497,109,550	0.03170%	\$474,583.73	\$474,000.00	\$473,521.29	10,258,820	2,500	0.53%	\$266,900	\$118,400	\$88,700	
2019	1,487,837,630	0.03170%	\$471,644.53	\$471,600.00	\$470,979.71	-9,271,920	-2,400	-0.51%	\$266,900	\$118,400	\$86,300	
2020	1,361,294,500	0.03170%	\$431,530.36	\$431,500.00	\$430,433.44	-126,543,130	-40,100	-8.50%	\$266,900	\$118,400	\$46,200	
2021	1,373,106,660	0.03170%	\$435,274.81	\$431,500.00	\$434,292.69	11,812,160	0	0.00%	\$266,900	\$118,400	\$46,200	
2022	1,413,266,990	0.03170%	\$448,005.64	\$439,600.00	\$447,026.00	40,160,330	8,100	1.88%	\$266,900	\$118,400	\$54,300	
2023	1,427,399,660	0.03170%	\$452,485.69	\$452,400.00		14,132,670	12,800	2.91%	\$266,900	\$118,400	\$67,100	
2024	1,441,673,656	0.03170%	\$457,010.55	\$457,000.00		14,273,997	4,600	1.02%	\$266,900	\$118,400	\$71,700	
2025	1,456,090,393	0.03170%	\$461,580.65	\$461,500.00		14,416,737	4,500	0.98%	\$266,900	\$118,400	\$76,200	

- Business Licenses/Tax maintained at \$150 per year / \$350 Non-Resident Fee;
- Continue enhance RCMP funding to support local initiatives and peak periods.
- Council continues to financially support the recruitment/relocation process for healthcare workers to our community, as well as strategic efforts to further along provincially planned upgrades to the Stettler Health Care/Hospital Facilities which include a CT Scanner.
- Stettler residents and visitors enjoy a high level of services and community facilities while local property taxes have consistently remained below the provincial average for similar sized municipalities (per Alberta Municipal Affairs most recent Financial Indicator Graphs)
- High quality water at affordable rates (\$1.5526 m³ & \$1.4959 m³) to our regional partners.
- High quality municipal utility services at affordable rates for our local customers:
 - ✓ Proposed **Municipal Tax - 4% increase** (\$240,428 Tax / \$58,560 Growth)
 - ✓ Proposed **Water Rate - \$0.0777m³ Increase (\$2.8977)** (\$45,843)
 - ✓ Proposed **Sewer Rate - \$0.25 increase (\$23.00)** (\$6,425)
 - ✓ Proposed **Garbage Rate - \$0.50 Increase (\$24.25)** (\$13,440)
 - ✓ Proposed **Recycling Rate - \$0.25 Increase (\$6.75)** (\$6,600)
 - ✓ Proposed Financial Impact on Average Residential Customer (municipal only - \$134.85) – 4.31%

Fundamentals of the Property Assessment System

Property assessment is the process of assigning a dollar value to a property for the purpose of taxation. The Municipal Government Act defines property as a parcel of land, an improvement, or a parcel of land and an improvement to the land. An improvement is defined as a structure or items attached to a structure that would be transferred by a sale of the structure. Examples of an improvement may include a building, driveway, landscaping, manufactured home or machinery and equipment.

How is property assessed?

Depending on the type of property, assessments are determined using either a market value based standard or a regulated procedure-based standard.

Market Value Standard

The majority of properties in Alberta are assessed using the market value standard which estimates the value a property would likely sell for on the open real estate market. The method to calculate market value can be performed using one of three approaches:

- The sales comparison approach involves the analysis of recent sale prices of similar properties to determine the most probable price that a property would sell for on the open market between a willing buyer and seller. It is best suited to types of property that sell frequently (e.g. residential).
- The income approach may be used when there is insufficient sales data available and the property is income producing. This approach involves the capitalization of the expected future income to be generated by the property to determine its value. It is often used to assess property such as retail buildings, hotels, apartment buildings or rental office buildings.
- The cost approach is used when there is a limited amount of sales or rental information available or the property is a special use property. The cost approach is based on the principle that a buyer would not pay any more to purchase a property than it would cost to buy similar vacant land and build the same buildings or structures. It requires the assessor to calculate the market value of the land using the sales comparison approach and then add the cost to construct the improvements. The last step requires the assessor to subtract an amount that reflects the existing depreciation of the current buildings and structures.

What are the types and classes of property?

All properties are assigned to an assessment class for the purposes of applying a tax rate. The Municipal Government Act provides for four classes of property:

Class 1 – residential

Class 2 – non-residential

Class 3 – farmland

Class 4 – machinery and equipment

Class 1 - Residential property consists of land and improvements where the primary use of the property is for housing. It is assessed by the municipal assessor using a market value standard.

Class 2 – Non-residential property

Non-residential property generally consists of land and improvements where the primary use of the property is for business purposes. This includes properties such as commercial, retail and industrial or linear properties. Within the non-residential property class, there is a sub-category called designated industrial property. Designated industrial property is assessed by the provincial assessor and other non-residential property is assessed by the municipal assessor.

Designated industrial property is a new classification that was created in 2017. It is assessed using the regulated procedure standard and includes the following types of property:

- facilities regulated by the Alberta Energy Regulator, the Canadian Energy Regulator, or Alberta Utilities Commission;
- linear property (oil and gas wells and pipelines, railways, telecommunications and electric power systems) assessed by the province;
- property designated as a 'major plant' by the Alberta Machinery and Equipment Assessment Minister's Guidelines (for example, large refineries, upgraders, pulp and paper mills); and
- land and improvements associated with property regulated by the Alberta Energy Regulator, Alberta Utilities Commission or Canadian Energy Regulator and major plants.

Class 3 – Farmland

Class 4 – Machinery and equipment

Machinery and equipment (M&E) property is assessed under the regulated procedure based standard. M&E are the components or equipment within commercial and industrial properties where manufacturing or processing occurs. M&E property includes objects such as storage tanks, separators, compressors, chemical injectors, metering equipment, ovens, mixers, grinders and other equipment.

- The Town of Stettler does not tax for M&E Property (Bylaw 1752.96 - \$4,163,200 assessment (exempt)- \$39,447 potential tax if not exempt)

Assessment sub-classes

A municipality may create sub-classes within certain assessment classes to further categorize properties and/or to assign different tax rates within a class. A council may, by bylaw:

- divide class 1 (residential) into sub-classes on any basis it considers appropriate. Common examples include residential and vacant residential; and
- divide class 2 (non-residential) into three sub-classes as follows:
 - vacant non-residential property;
 - small business property (fewer than 50 full-time employees); and
 - other non-residential property.

Legislative Requirements

The 2023 Operating Budget and Tax Rate Bylaw #2163-23 has been prepared based on the 3-year 2023 – 2025 Interim Operating Budget approved December 20, 2022, the 2023 Capital Budget approved on January 17, 2023 as well as several subsequent individual budget adjustments that are considered necessary to improve forecasting accuracy.

Section 353 of the *Municipal Government Act* authorizes a Council to impose a tax in respect of property in the municipality to raise revenue to be used toward the payment of the expenditures set out in the budget of the municipality. Administration recommends that the 2023 Operating Budget be adopted by Town Council prior to the 2023 Tax Rate Bylaw being given all required readings.

	2022	%	2023	%	Difference	
Residential	548,959,340	68.94%	566,185,790	69.38%	17,226,450	69.38%
Farmland	426,010	0.05%	961,700	0.12%	535,690	0.12%
Industrial	70,916,610	8.91%	70,268,320	8.61%	(648,290)	8.61%
Commercial	160,567,800	20.17%	162,811,720	19.95%	2,243,920	19.95%
GIPOT	3,118,100	0.39%	3,122,170	0.38%	4,070	0.38%
DIP (Provincial Industrial)	200,280	0.03%	310,380	0.04%	110,100	0.04%
Linear	12,042,800	1.51%	12,358,840	1.51%	316,040	1.51%
Total Taxable	796,230,940	100.00%	816,018,920	100.00%	19,787,980	100.00%
Total Growth & Inflation	3,176,870	0.40%	19,787,980	2.49%	Net Change	
Growth	2,578,020	0.32%	7,913,610	0.97%	Growth	
Inflation	598,850	0.08%	11,874,370	1.46%	Inflation / (Deflation)	
Revised Total Taxable	796,230,940		816,018,920			
Total Exempt	177,477,070		179,439,150			
Total Assessment	973,708,010		995,458,070			

Assessment Comparison

Overall Assessment values for 2023 assessment purposes increased by (\$19,787,980) (2.49%) over 2022 including \$7,913,610 (0.97%) due to new construction/linear growth and Property Assessment increased in market value of 1.46% (\$11,874,370). The Annexation Agreement between the Town of Stettler and the County of Stettler expired on December 31, 2019 therefore the assessment from the annexed properties have been included in the assessment totals presented.

Assessment Valuation and the Financial Impact on Municipal Property Taxation

For 2023 property assessment/tax calculation purposes, pre-existing residential properties appreciated by an average of 2.04% while pre-existing non-residential properties also appreciated by 0.10%.

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007
Residential	2.04%	0.77%	-0.73%	-1.15%	-0.34%	0.89%	-0.13%	-0.65%	2.09%	1.50%	0.58%	0.07%	0.26%	0.69%	9.48%	37.38%	19.45%
Non-Residential	0.10%	-1.59%	-0.07%	-0.22%	0.52%	0.39%	0.70%	0.85%	1.47%	1.56%	1.49%	3.16%	1.44%	1.03%	5.79%	15.28%	14.92%

In considering the fair, equitable and transparent treatment of properties in both tax classes, a base split municipal tax rate is calculated and then utilized to ensure that the cumulative amount of municipal taxes collected from pre-existing properties in each property tax class is the same amount as was collected in the previous year **(2023 Tax Budget - \$6,010,714 / 2023 Interim Budget - \$6,010,688 = Difference \$26)**. Following this, Council's desired and approved tax rate change(s) for each class are independently applied and a new split tax rate is calculated for each class.

In this way Town Council can achieve a desired and relatively accurate outcome from each property tax class without any municipal tax burden shifting between classes due to assessment valuation variations. There is tax shifting occurring within each tax class as the individual property assessments change.

2023 Municipal Property Taxation

The 2023 Interim Operating Budget previously authorized a **4%** tax increase for municipal purposes from both tax classes with the school and housing authority estimated tax impacts being extra.

A Summary of 2023 Property Taxation Options has been prepared to quantify some alternative cumulative financial/budgetary impacts at various reasonable taxation increases over 2022 levels.

Option	Municipal Taxes Only:				All Tax Authorities:				Interim	Revised 2023
	Residential	Non-Residential	New Taxes Pre-existing	New Taxes New Growth	Residential	Non-Residential	New Taxes Pre-existing	Budget Impact	Available for Capital	
								\$ 657,838	\$ 89,104	
#1	4.00%	4.00%	\$ 240,428	\$ 58,560	#1	2.21%	0.39%	\$ 133,703	#1 \$ 32,916 \$ 779,858	
#2	4.50%	4.50%	\$ 270,481	\$ 58,842	#2	2.56%	0.73%	\$ 163,756	#2 \$ 64,167 \$ 811,109	
#3	5.00%	5.00%	\$ 300,534	\$ 59,123	#3	2.90%	1.06%	\$ 193,810	#3 \$ 94,502 \$ 841,444	
#4	3.50%	3.50%	\$ 210,374	\$ 58,279	#4	1.87%	0.05%	\$ 103,650	#4 \$ 3,497 \$ 750,439	
#5	3.00%	3.00%	\$ 180,321	\$ 57,997	#5	1.53%	-0.29%	\$ 73,596	#5 \$ (26,838) \$ 720,104	
#6	4.00%	4.50%	\$ 251,702	\$ 58,623	#6	2.21%	0.73%	\$ 144,978	#6 \$ 45,169 \$ 792,111	
#7	4.00%	5.00%	\$ 262,977	\$ 58,685	#7	2.21%	1.06%	\$ 156,253	#7 \$ 56,506 \$ 803,448	
#8	4.50%	4.00%	\$ 259,206	\$ 58,780	#8	2.56%	0.39%	\$ 152,482	#8 \$ 52,830 \$ 799,772	
#9	0.00%	0.00%	\$ -	\$ 56,308	#9	-0.54%	-2.32%	\$ (106,725)	#9 \$ (208,848) \$ 538,094	
#10	1.97%	1.98%	\$ 118,636	\$ 57,419	#10	0.82%	-0.98%	\$ 11,911	#10 \$ (89,101) \$ 657,841	
	Interim Budget - Avail for cap									
#11	0.790%	3.430%	\$ 107,016	\$ 57,081	#11	0.00%	0.00%	\$ 291	#11 \$ (101,059) \$ 645,883	
	All Tax Authorities									

Administration has presented the 2023 Operating (Tax) Budget and Tax Rate Bylaw based on the following assumptions as authorized during the 2023 Interim Budget process:

Average 4% municipal tax increase to pre-existing residential properties
Average 4% municipal tax increase to pre-existing non-residential properties.

With a 4% 2023 property tax increase, as presented, \$240,428 additional revenue (Res - \$150,229 / Non-Res - \$90,199) will be generated for municipal purposes from pre-existing 2022 taxpayers, and an additional \$58,560 (\$45,629 Res / \$12,931 Non-Res) will be generated for municipal purposes from new construction growth.

Municipal Tax Revenue - 2023									
Town of Stettler				2022	2022	2023	2023		
				Residential/P/F	Non-Residential	Residential/P/Non-Residential	Non-Residential	Total	
Actual 2022 Assessment				\$ 549,385,350	\$ 246,845,590			\$ 796,230,940	
								\$ 11,874,370	
2023 Assessment on pre-existing 2022 properties						\$ 560,598,640	\$ 247,506,670	\$ 808,105,310	
New Construction Assessment for 2023						\$ 6,548,850	\$ 1,364,760	\$ 7,913,610	
						\$ 567,147,490	\$ 248,871,430	\$ 816,018,920	
				0.00%	0.00%				
2023 Municipal Taxes, per combined levy worksheet (growth incl)				\$ 3,755,718	\$ 2,254,970			\$ 6,010,688	
actual per 1-99-01-00-01-111				\$ 6,007,006					
				\$ (3,682)	305 changes during year				
Option #1 -									
2023 Municipal Tax Increase - Existing Res		4.00%		Increase		\$ 150,229		\$ 150,229	
2023 Municipal Tax Increase - Existing N-Res		4.00%		Increase			\$ 90,199	\$ 90,199	
2023 Municipal Taxes - New Construction Res		\$ 6.9675		Base Mill Rate +	Increase above	\$ 45,629		\$ 45,629	
2023 Municipal Taxes - New Construction N-Res		\$ 9.4752		Base Mill Rate +	Increase above		\$ 12,931	\$ 12,931	
								\$ 298,988	
Base Mill Rates:									
2022 Municipal Tax on Existing Residential		\$ 6.6995		Base Mill Rate		\$ 3,755,731		\$ 3,755,731	
2022 Municipal Tax on Existing Non-Residential		\$ 9.1108		Base Mill Rate			\$ 2,254,984	\$ 2,254,984	
								\$ 6,010,714	
Total Municipal Property Tax Revenue						\$ 3,951,588	\$ 2,358,114	\$ 6,309,702	

2023 Combined Property Taxation

Municipal taxes are the primary component (roughly 70%) of the annual property tax notice. However, the other substantial component is the Education Property Tax Requisition (roughly 25%).

A rough breakdown is as follow:

- Municipal – 70% of total property tax notice
- ASFF – 25% of total property tax notice
- Seniors – 5% of property tax notice

ASFF (Alberta School Foundation Fund)

Education tax has a significant impact on the overall amount of property taxes collected from both tax classes. The average percentage changes necessary from pre-existing 2023 tax classes are as follows; based on the actual 2023 Education Property Tax Requisition:

	<u>Residential</u>	<u>Non-Residential</u>
Municipal	4%	4%
Education	-1.94%	-7.75%

2019		2020		2021		2022		2023 ASFF Budget			
Provincial Requisition (paid)		Provincial Requisition (paid)		Provincial Requisition (paid)		Provincial Requisition (paid)		Provincial Requisition (paid)	Diff	%	
Public	\$2,145,181	Public	\$2,158,958	Public	\$2,148,915	Public	\$2,225,053	Public	\$2,164,542	-\$60,511	-2.82%
Separate	\$169,803	Separate	\$167,478	Separate	\$166,686	Separate	\$168,749	Separate	\$164,503	-\$4,246	-2.55%
Total	\$2,314,984	Total	\$2,326,436	Total	\$2,315,601	Total	\$2,393,802	Total	\$2,329,045	-\$64,757	-2.80%
Tax Revenue (collected)		Tax Revenue (collected)		Tax Revenue (collected)		Tax Revenue (collected)		Tax Revenue (collected)			
Residential	\$1,456,713	Residential	\$1,351,912	Residential	\$1,411,705	Residential	\$1,431,269	Residential	\$1,435,022	\$3,753	0.27%
Non-residential	\$958,433	Non-residential	\$870,423	Non-residential	\$897,146	Non-residential	\$962,533	Non-residential	\$894,023	-\$68,510	-7.64%
Total	\$2,415,146	Total	\$2,222,335	Total	\$2,308,851	Total	\$2,393,802	Total - asff budget	\$2,329,045	-\$64,757	-2.80%
under/over	\$100,162	2019 over/under	\$100,162	2021 Budget	\$2,319,540	2022 Budget	\$2,393,802	under/over	\$0		
		Total	\$2,322,497	under/over	-\$10,689	under/over	\$10,689	Total (+over/under)	\$2,329,045		
		2020 Under Levy	\$3,939			under/over	\$2,404,491				

The impact on each property class is broken down as follows (\$2,329,045 - \$2,393,802) = **-\$64,757**):

Residential

The **entire** Residential property class for the 2023 requisition for school purposes will increase by **\$3,753** with previously **existing properties in 2022** decreasing by -\$27,920 representing a -1.94% decrease and the remaining \$31,673 will be generated from new residential construction growth and inflation.

Non-Residential

The **entire** Non-residential property class for the 2023 requisition for school purposes will decrease by **-\$68,510** with previously **existing properties in 2022** decreasing by -\$74,614 representing a -7.75% decrease and the remaining \$6,104 will be generated from new non-residential construction growth and inflation.

Combined property Tax Impact

A multi-year comparison of the average financial impact on each “Previously existing” property tax class based on the combined “Real Dollar” property tax increase (from all tax authorities) is as follows:

	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	Total
Residential	2.21%	0.55%	1.16%	-1.83%	2.46%	2.70%	1.98%	1.68%	2.97%	1.11%	2.23%	6.39%	2.99%	2.14%	28.74%
Non-Residential	0.39%	1.60%	0.90%	-3.38%	2.64%	2.86%	1.92%	1.44%	3.58%	3.55%	1.48%	5.64%	1.26%	0.54%	24.42%
Combined Levy	1.52%	0.94%	1.07%	-2.42%	2.53%	2.76%	1.96%	1.59%	3.17%	1.96%	1.98%	6.15%	2.42%	1.59%	27.22%

Options:

1. Town Council may desire to change expenditure allocations for any purposes within the proposed 2023 Operating (Tax) Budget thereby changing the projected amount available for capital purposes.
2. Town Council may consider changing the percentage increase / decrease for either property tax class which will result in a corresponding enhancement or a reduction in the projected amount available for capital purposes. The impact of a 1% change in either class is as follows:
 Residential Class 1% change equals: +/- \$37,557
 Non-Residential Class 1% change equals: +/- \$22,266
 Combined 1% change: +/- \$59,823 (½% - \$29,912)

Sample Properties

To better appreciate the changes in total taxes over the years and between assessment classes, several property tax bills have been included.

1976 1,080 square ft. bungalow house, developed upstairs and downstairs with a 1 ½ unattached car garage													
#206129009	2022	2023	\$ Change	% Change	2021	2020	2019	2018	2017	2016	2015	2014	2013
Assessment	263,370	273,770	10,400	3.95%	263,650	265,680	271,400	274,230	272,290	273,200	270,410	265,140	260,480
Taxes:													
Municipal	1,800	1,907	107	5.94%	1,817	1,817	1,847	1,824	1,791	1,760	1,696	1,648	1,596
School	691	690	-1	-0.14%	685	660	720	702	677	670	660	649	675
Seniors	124	126	2	1.61%	123	118	114	110	102	96	87	78	72
Total Taxes	2,615	2,723	108	4.13%	2,625	2,595	2,681	2,636	2,571	2,526	2,443	2,375	2,343
1976 Double Wide Mobile Home 22' x 54' on owned lot:													
#204214000	2022	2023	\$ Change	% Change	2021	2020	2019	2018	2017	2016	2015	2014	2013
Total Assessment	134,030	135,540	1,510	1.13%	133,150	133,380	133,740	132,790	131,310	130,010	130,290	127,850	127,190
Total Taxes	1,331	1,348	17	1.28%	1,325	1,302	1,321	1,276	1,240	1,202	1,177	1,145	1,144
1964 Residence in Parkdale:													
#831550002	2022	2023	\$ Change	% Change	2021	2020	2019	2018	2017	2016	2015	2014	2013
Total Assessment	200,600	206,440	5,840	2.91%	198,880	200,900	205,820	204,600	201,370	202,610	203,060	199,750	194,690
Total Taxes	1,992	2,054	62	3.11%	1,979	1,962	2,032	1,966	1,901	1,873	1,834	1,789	1,751
1983 Commercial property:													
Roll #910090001	2022	2023	\$ Change	% Change	2021	2020	2019	2018	2017	2016	2015	2014	2013
Total Assessment	876,350	887,190	10,840	1.24%	801,900	803,880	808,910	798,600	759,670	754,830	738,480	710,320	692,600
Total Taxes	11,882	12,040	158	1.33%	10,548	10,469	10,878	10,516	9,776	9,598	9,299	8,762	8,324
1972 Industrial building:													
Roll # 407157008	2022	2023	\$ Change	% Change	2021	2020	2019	2018	2017	2016	2015	2014	2013
Total Assessment	644,420	645,550	1,130	0.18%	617,420	616,230	623,890	616,720	614,950	611,520	607,830	602,760	602,130
Taxes:													
Municipal	5,887	6,117	230	3.91%	5,560	5,544	5,656						
School	2547	2347	-200	-7.85%	2273	2207	2473						
Seniors	304	296	-8	-2.63%	288	274	261						
Total Taxes	8,738	8,760	22	0.25%	8,121	8,025	8,390	8,120	7,914	7,775	7,653	7,435	7,237

Town of Stettler

Annual Financial Incremental Impact on Average Residential Customer:

	2021	2021	Diff	2022	2022	Diff	2023	2023	Diff
Assessment (actual)	-2.86%	\$263,650		-0.11%	\$263,370		3.95%	\$273,770	
ASFF		\$685	\$35.00		\$691	\$6.00		\$690	-\$1.00
Seniors		\$123	\$9.00		\$124	\$1.00		\$126	\$2.00
Municipal Tax Levy		\$1,817.00	\$30.00		\$1,800.00	\$17.00	6%	\$1,907.00	\$107.00
Water Rate per Cubic Meter Based on 17 M3 per Month	\$2.82x 17m3 x 12	\$575.28	-\$4.08	\$2.82x 17m3 x 12	\$575.28	\$0.00	\$2.8977x 17m3 x 12	\$591.13	\$15.85
Water Fixed Rate - \$10.00 per Month	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00	\$10 x 12	\$120.00	\$0.00
Sewer Fixed Rate per Month	\$22.75 x 12	\$273.00	-\$3.00	\$22.75 x 12	\$273.00	\$0.00	\$23.00 x 12	\$276.00	\$3.00
Garbage Fixed Rate per Month	\$23.75 x 12	\$285.00	-\$3.00	\$23.75 x 12	\$285.00	\$0.00	\$24.25 x 12	\$291.00	\$6.00
Recycling Fixed Rate	\$6.50 x 12	\$78.00	\$0.00	\$6.50 x 12	\$78.00	\$0.00	\$6.75 x 12	\$81.00	\$3.00
Total (Municipal Only)		\$3,148.28	\$19.92		\$3,131.28	\$17.00		\$3,266.13	\$134.85
Overall Percentage Change			0.63%			-0.54%			4.31%
Total - Municipal / ASFF / Seniors		\$3,956.28	\$45.92		\$3,946.28	\$10.00		\$4,082.13	\$135.85
Overall Percentage Change - Municipal / ASFF / Seniors			1.15%			-0.25%			3.44%
			-\$6.08			\$10.00			\$135.85

20.00 m ³	Totals		Water			Sanitary Sewer					Waste				
Municipality	Typical User /month	Typical User per year	Minimum or Fixed Charge /month	/m ³	Water Total /month	Minimum or Fixed Charge /month	/m ³	Sanitary Sewer Total /month	Storm Sewer /month	General Admin Fee	Solid Waste /month	Recycling /month	Yard Waste (Composting) /month	Year Bylaw Updated	Population
Mean:	\$145.20	\$1,742.35	\$25.41	\$2.66	\$73.93	\$19.86	\$1.90	\$45.69	\$4.50	\$3.68	\$21.47	\$5.78	\$2.48		6,971
Median (46):	\$143.32	\$1,719.84	\$22.24	\$2.81	\$72.65	\$20.00	\$1.72	\$43.08	\$5.00	\$3.35	\$21.97	\$5.50	\$2.80		5,343
Bonnyville	\$82.04	\$984.48	\$13.14	\$1.96	\$52.29		\$0.65	\$13.05			\$13.16	\$3.54		2023	5,417
Delburne	\$93.26	\$1,119.12	\$28.35	\$1.45	\$57.35	\$13.50		\$13.50			\$16.00	\$4.91	\$1.50	2022	892
Crowsnest Pass	\$98.97	\$1,187.64	\$35.23		\$35.23	\$35.23		\$35.23			\$25.31	\$3.20		2022	5,565
St. Paul	\$101.76	\$1,221.12	\$14.38	\$1.60	\$46.38	\$13.38	\$1.20	\$37.38		\$2.00	\$13.50	\$2.50		2023	5,827
Bawlf	\$101.80	\$1,221.60	\$51.30		\$51.30	\$32.00		\$32.00			\$13.00	\$5.50		2023	422
Vegreville	\$106.17	\$1,274.04	\$6.50	\$3.34	\$73.30	\$4.70	\$0.39	\$5.87	\$6.00	\$6.00	\$7.00	\$8.00		2023	5,708
Sedgewick	\$110.32	\$1,323.84	\$20.00	\$2.10	\$42.00	\$20.00	\$0.75	\$35.00			\$33.32			2023	811
Big Valley	\$111.67	\$1,340.04	\$25.50	\$2.80	\$81.50	\$20.00		\$20.00			\$8.50	\$1.67		2023	346
Stettler 2022	\$119.40	\$1,432.80	\$10.00	\$2.82	\$66.40	\$22.75		\$22.75			\$23.75	\$6.50		2022	5,952
Banff	\$120.72	\$1,448.68	\$5.64	\$1.08	\$27.24	\$17.90	\$2.70	\$71.90			\$21.58			2023	7,851
Barrhead	\$121.48	\$1,457.76	\$30.00	\$2.44	\$78.80	\$10.50	\$0.85	\$27.58			\$15.10			2023	4,579
Stettler	\$121.95	\$1,463.45	\$10.00	\$2.90	\$67.95	\$23.00		\$23.00			\$24.25	\$6.75		2023	5,952
Red Deer	\$126.46	\$1,517.52	\$17.05	\$1.69	\$50.85	\$20.50	\$1.72	\$51.46			\$19.50	\$4.65		2023	100,418
Drumheller	\$126.96	\$1,523.54	\$17.57	\$2.24	\$62.34	\$15.01	\$2.41	\$53.62			\$8.00	\$3.00		2023	7,982
Veteran	\$128.80	\$1,545.60	\$15.00	\$3.79	\$90.80	\$14.00		\$14.00			\$24.00			2023	207
Donalda	\$133.00	\$1,596.00	\$25.00	\$3.70	\$99.00	\$11.00		\$11.00			\$23.00			2023	219
Redcliff	\$133.91	\$1,606.92	\$44.56	\$1.16	\$67.76	\$40.16		\$40.16			\$25.99			2023	5,600
Rocky Mtn. House	\$134.22	\$1,610.64	\$29.75	\$1.64	\$62.55	\$14.15	\$1.50	\$44.15			\$27.52			2023	6,635
Hanna	\$136.00	\$1,632.00	\$27.50	\$3.00	\$87.50	\$15.00	\$0.30	\$21.00			\$27.50			2023	2,559
Killam	\$136.50	\$1,638.00	\$22.50	\$1.85	\$59.50	\$20.00	\$1.10	\$42.00			\$35.00			2022	989
Sylvan Lake	\$137.79	\$1,653.48	\$40.22	\$0.89	\$40.22	\$25.81	\$2.86	\$71.57			\$19.50	\$6.50		2023	14,816
Trochu	\$139.55	\$1,674.60	\$15.00	\$3.88	\$92.60	\$5.00	\$0.86	\$22.20			\$20.00	\$4.75		2023	1,058
Slave Lake	\$140.63	\$1,687.56	\$30.03	\$1.80	\$66.03	\$24.11	\$1.45	\$53.11			\$15.05	\$6.44		2020	6,651
Jasper	\$143.14	\$1,717.68	\$20.67	\$0.70	\$34.67	\$15.57	\$2.20	\$59.57			\$32.99	\$15.92		2023	5,236
Camrose	\$143.50	\$1,722.00	\$29.13	\$2.12	\$71.53	\$29.16	\$0.94	\$47.96			\$15.21	\$6.00	\$2.80	2023	18,742
Castor	\$144.05	\$1,728.56	\$70.00	\$3.30	\$91.05	\$30.00		\$30.00			\$23.00			2021	929
Drayton Valley	\$145.20	\$1,742.40	\$20.50	\$2.30	\$66.50		\$2.75	\$55.00		\$4.70	\$19.00			2023	7,235
Westlock	\$146.64	\$1,759.68	\$24.93	\$3.15	\$87.93	\$7.91	\$0.95	\$26.81	\$3.00	\$2.00	\$26.90			2023	5,101
Ponoka	\$146.90	\$1,762.80	\$21.98	\$2.78	\$77.58	\$24.31	\$0.79	\$40.11			\$21.94	\$7.27		2023	7,229
Coronation	\$149.50	\$1,794.00	\$49.00	\$3.10	\$111.00	\$22.00		\$22.00			\$16.50			2023	940
Consort	\$150.84	\$1,810.11	\$42.25	\$4.79	\$110.84	\$12.00		\$12.00			\$28.00			2023	729
Wainwright	\$155.30	\$1,863.60	\$19.50	\$3.59	\$91.30	\$20.00	\$1.00	\$38.00	\$5.00		\$14.50	\$6.50		2023	6,270
Three Hills	\$164.21	\$1,970.52	\$18.96	\$3.73	\$93.56	\$23.75	\$1.02	\$44.15			\$18.50	\$8.00		2023	3,212
Devon	\$164.84	\$1,978.08	\$14.94	\$1.77	\$50.34	\$37.50	\$2.30	\$83.50			\$31.00			2023	6,578
Didsbury	\$165.47	\$1,985.64	\$16.86	\$4.50	\$106.86	\$8.31	\$1.47	\$37.71			\$13.15	\$4.60	\$3.15	2023	5,268
Carstairs	\$165.96	\$1,991.52	\$14.00	\$3.08	\$75.60	\$6.24	\$1.85	\$66.36			\$24.00			2023	4,077
Penhold	\$167.25	\$2,007.00	\$19.20	\$1.46	\$48.40	\$15.75	\$3.78	\$91.35	\$5.50		\$22.00			2023	3,277
Bowden	\$168.00	\$2,016.00	\$10.00	\$3.10	\$72.00	\$10.00	\$3.20	\$74.00			\$11.00	\$11.00		2023	1,240
Peace River	\$169.02	\$2,028.24	\$32.42	\$3.32	\$98.82	\$28.09	\$2.26	\$45.20			\$25.00			2023	6,842
Innisfail	\$179.20	\$2,150.40	\$10.00	\$2.86	\$67.20	\$10.00	\$3.80	\$86.00	\$3.00		\$18.00	\$5.00		2023	7,847
Blackfalds	\$179.63	\$2,155.56	\$23.40	\$2.80	\$79.40	\$20.88	\$3.12	\$70.80			\$29.43			2023	9,328
Bashaw	\$181.08	\$2,172.90	\$37.75	\$3.69	\$111.55	\$20.00		\$55.78			\$13.75			2023	830
Lacombe	\$187.40	\$2,248.80	\$30.11	\$2.77	\$85.51	\$21.86	\$2.89	\$68.10			\$33.79			2023	13,057
Daysland	\$190.38	\$2,284.56	\$46.83	\$2.00	\$86.83	\$42.55	\$1.00	\$62.55			\$38.00	\$3.00		2021	824
Alix	\$204.18	\$2,450.16	\$37.50	\$3.35	\$104.50	\$26.25	\$2.25	\$71.25			\$22.50	\$5.93		2023	734
Olds	\$211.93	\$2,543.16	\$12.83	\$3.10	\$74.83	\$18.40	\$4.72	\$112.80			\$24.30			2023	9,184
Vermilion	\$213.49	\$2,561.88	\$41.84	\$4.05	\$122.84	\$16.26	\$2.52	\$66.66			\$20.60	\$3.39		2023	4,084

Legend:
 population 4000-8000
 pop'n and regional comparable
 regional comparables

	2019	2020 Post COVID - May 2020	2020 Pre COVID - Dec 2019	2021	2022	2023	2024	2025
	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2089 Res / 372 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2105 Res / 370 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2105 Res / 370 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2106 Res / 370 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2110 Res / 375 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2120 Res / 387 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2120 Res / 387 Nres (units)	\$10/month plus 590,000 m ³ 300,000 Res / 290,000 NRes 2120 Res / 387 Nres (units)
	\$2.8000 m ³	\$2.8200m ³	\$2.8200m ³	\$2.8200m ³	\$2.8200 m ³	\$2.8977 m ³	\$2.9143 m ³	\$2.9107 m ³
Revenue - Water	\$ 3,128,812	\$ 3,032,318	\$ 3,147,098	\$ 3,147,358	\$ 3,148,438	\$ 3,743,296	\$ 3,289,519	\$ 3,294,019
Expenditures - Water	\$ 3,033,843	\$ 3,095,880	\$ 3,095,880	\$ 3,078,025	\$ 3,094,431	\$ 3,704,380	\$ 3,236,026	\$ 3,241,269
Net Budget Impact	\$ 94,969	\$ (63,562)	\$ 51,218	\$ 69,333	\$ 54,007	\$ 38,916	\$ 53,493	\$ 52,750
Net Depreciation, not included	\$ 299,040	\$ 298,358	\$ 298,358	\$ 300,468	\$ 293,011	\$ 297,623	\$ 293,679	\$ 298,679
Debenture Principal, included	\$ 148,220	\$ 154,780	\$ 154,780	\$ 161,640	\$ 163,700	\$ 170,890	\$ 154,000	\$ 157,450
Plus R.O.I. Included in Exp.	\$ 235,000	\$ 230,000	\$ 230,000	\$ 220,000	\$ 210,000	\$ 200,000	\$ 200,000	\$ 200,000
Debenture Interest, included in Exp.	\$ 87,300	\$ 80,660	\$ 80,660	\$ 73,720	\$ 66,470	\$ 59,190	\$ 52,020	\$ 45,530
	2019 2057 (units)	2020 2057 (units)	2020 2057 (units)	2021 2057 (units)	2022 2057 (units)	2023 2141 (units)	2024 2141 (units)	2025 2141 (units)
	\$22.50/month	\$22.75/month	\$22.75/month	\$22.75/month	\$22.75/month	\$23.00/month	\$23.25/month	\$23.50/month
Revenue - Sewer	\$ 941,490	\$ 905,963	\$ 950,675	\$ 950,701	\$ 950,701	\$ 1,039,069	\$ 995,492	\$ 1,001,915
Expenditures - Sewer	\$ 714,907	\$ 642,607	\$ 642,607	\$ 706,865	\$ 727,420	\$ 775,310	\$ 731,106	\$ 696,686
Net Budget Impact	\$ 226,583	\$ 263,356	\$ 308,068	\$ 243,836	\$ 223,281	\$ 263,759	\$ 264,386	\$ 305,229
Debenture Princ & Int	\$ 226,280	\$ 160,940	\$ 160,940	\$ 160,900	\$ 160,860	\$ 153,500	\$ 153,470	\$ 115,160
	2019 2187 (units)	2020 2187 (units)	2020 2187 (units)	2021 2228 (units)	2022 2235 (units)	2023 2240 (units)	2024 2240 (units)	2025 2240 (units)
	\$23.50/month	\$23.75/month	\$23.75/month	\$23.75/month	\$23.75/month	\$24.25/month	\$24.50/month	\$24.75/month
Revenue - Garbage	\$ 648,725	\$ 655,790	\$ 655,790	\$ 666,125	\$ 668,602	\$ 685,191	\$ 692,438	\$ 699,695
Expenditures - Garbage	\$ 593,120	\$ 600,632	\$ 642,566	\$ 590,180	\$ 610,510	\$ 643,566	\$ 665,879	\$ 684,365
Net Budget Impact	\$ 55,605	\$ 55,158	\$ 13,224	\$ 75,945	\$ 58,092	\$ 41,625	\$ 26,559	\$ 15,330
	2019 2160 (units)	2020 2160 (units)	2020 2160 (units)	2021 2188 (units)	2022 2195 (units)	2023 2200 (units)	2024 2200 (units)	2025 2200 (units)
	\$6.50/month	\$6.50/month	\$6.50/month	\$6.50/month	\$6.50/month	\$6.75/month	\$7.00/month	@ \$7.25/month
Revenue - Recycling	\$ 168,480	\$ 168,870	\$ 168,870	\$ 170,664	\$ 171,210	\$ 178,200	\$ 184,800	\$ 191,400
Expenditures - Recycling/Compost	\$ 148,815	\$ 122,234	\$ 151,450	\$ 134,737	\$ 137,709	\$ 149,282	\$ 152,355	\$ 152,395
Net Budget Impact	\$ 19,665	\$ 46,636	\$ 17,420	\$ 35,927	\$ 33,501	\$ 28,918	\$ 32,445	\$ 39,005
Combined Net Budget Impact	\$ 396,822	\$ 301,588	\$ 389,930	\$ 425,041	\$ 368,881	\$ 373,218	\$ 376,883	\$ 412,314
	\$ 679,528	\$ 247,659	\$ 635,497	\$ 318,422	\$ 330,690	\$ 406,640	\$ 603,252	\$ 690,882
	\$ 1,076,350	\$ 549,247	\$ 1,025,427	\$ 743,463	\$ 699,571	\$ 779,858	\$ 980,135	\$ 1,103,196