

Attachment 2

City of Toronto				
Summary of Tax Receivables as at December 31, 2009 (unaudited)				
Compared to December 31 Tax Receivables for Years 2006 - 2008				

	As at December 31,			
	2009	2008	2007	2006
	in \$000's			
Current year's Levy	228,173	184,623	158,156	160,787
Previous year's levies	34,455	26,622	22,780	25,099
Prior years' levies	35,829	26,942	30,955	28,293
Penalty and interest	38,801	30,363	30,782	29,450
Gross Tax Receivables	337,258	268,550	242,673	243,629

Less levies and charges issued late in the year with payments due in future year(s):

Supplementary and omitted levies	(67,603)	(43,206)	(31,111)	(25,289)
Senior Deferrals	(3,419)	(3,445)	(3,523)	(3,187)
Revised due dates on accounts with new construction				
Other charges added to the roll	(2,946)	(2,722)	(3,093)	(2,853)

Total receivables due in future year(s)

	(73,968)	(49,373)	(37,727)	(31,329)
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Outstanding Tax Receivables, including outstanding Water Charges added the the Tax Rolls

	263,290	219,177	204,946	212,300
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Less Outstanding

Water Charges	(13,808)	(11,485)	(10,119)	(10,790)
Municipal Land Transfer Taxes	(1,601)	(1,868)		
Outstanding Tax Receivables excluding Water charges	247,881	205,824	194,827	201,510

Outstanding Tax Receivables Distribution

Non Residential (See Note 1 below)	133,402	106,429	105,716	112,521
Residential	129,888	112,748	99,230	99,779
Outstanding Tax Receivables	263,290	219,177	204,946	212,300
Less: Outstanding Water Charges and Municipal Land Transfer Taxes	(15,409)	(13,353)	(10,119)	(10,790)
	247,881	205,824	194,827	201,510

Note 1: Includes commercial, industrial, multi-residential and mixed-use properties.