Attachment 3

City of Toronto
Summary of Tax Receivables as at December 31, 2018 (unaudited)
Compared to December 31 Tax Receivables for Years 2014 - 2017

	As at December 31 ($,000)				
	2018	**2017**	**2016**	**2015**	**2014**
Current year's Levy	161,655	175,173	176,363	164,663	157,732
Previous year's levies	30,174	36,865	35,481	32,498	27,255
Prior years' levies	37,252	38,903	49,452	48,956	52,899
Penalty and interest	48,043	49,858	56,014	50,399	48,602
Gross Tax Receivables	**277,124**	**300,799**	**317,310**	**296,516**	**286,488**
Less levies and charges issued late in the year with payments due in future year(s):					
Supplementary and omitted levies	(16,211)	(29,706)	(34,563)	(32,403)	(22,078)
Senior Deferrals	(3,296)	(3,196)	(3,095)	(3,151)	(3,276)
Other charges added to the roll	(3,779)	(3,248)	(4,075)	(3,436)	(3,315)
Total receivables due in future year(s)	(23,286)	(36,150)	(41,733)	(38,990)	(28,669)
Outstanding Tax Receivables, including outstanding Water Charges added the the Tax Rolls	**253,838**	**264,649**	**275,577**	**257,526**	**257,819**
Less Outstanding:					
Utility Charges	(26,299)	(26,089)	(26,942)	(22,315)	(21,254)
Municipal Land Transfer Taxes	(2,774)	(3,874)	(24,824)	(20,458)	(18,187)
Outstanding Tax Receivables excluding Utility charges and MLTT	**224,765**	**234,686**	**223,811**	**214,753**	**218,378**

Outstanding Tax Receivables Distribution

Non Residential (See Note 1 below)	93,361	109,292	123,277	120,054	122,415
Residential	160,478	155,356	152,300	137,471	135,403
Outstanding Tax Receivables	**253,839**	**264,648**	**275,577**	**257,525**	**257,818**
Less: Outstanding Utilty Charges and Municipal Land Transfer Taxes	(29,073)	(29,963)	(51,766)	(42,773)	(39,441)
	224,766	**234,685**	**223,811**	**214,752**	**218,377**

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