

**WINFIELD TOWN CENTRE  
ECONOMIC ANALYSIS**

**PHASE 2 REPORT  
FINANCIAL ANALYSIS RESULTS**

**DRAFT**

**URBANSYSTEMS**

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## *Introduction*

This report sets out the results of a financial analysis for the Town Centre Street. The analysis described in this Phase 2 report is based in part on the results of the Phase 1 report. The Phase 1 report projected the amount, type, and timing of development in the Town Centre area.

This Phase 2 report discusses the following topics:

- Project capital costs
- Road maintenance costs
- Property tax revenues
- Development Cost Charge Revenues
- Parkland dedication
- Water Capital Charge Revenues
- Sewer Collection System Charge Revenues
- Costs bearable by developers
- A simple 10 year analysis - with no borrowing
- A Cash flow analysis - with borrowing

## *Project Capital Costs*

The Estimated Capital costs for the Town Centre Street are set out in detail in Appendix A. The costs are general and preliminary and are based on information from the following sources:

- an update of costs set out in the Functional Plan, Downtown Street, Winfield Town Centre report prepared in 1994 (using option 2-1 in the report)
- an update of costs set out in the Winfield Town Centre Storm Drainage Report
- costs for Sanitary sewers provided by Alliance Professional Services
- new preliminary (Class C) water servicing cost estimates prepared specifically for this project

The costs for the Town Centre Street are as follows:

Site Work and Grading	\$204,000
Building Demolition	\$475,000
Storm Sewers	\$343,850
Sanitary Sewers	\$281,800
Watermains	\$322,100
Roadways	\$644,530
Shallow Utilities (Power, Cable, Tel)	\$108,000
Street Lights and Signage	\$94,600
Side Streets (Hill Rd. and Pollard Rd.)	\$225,750
Provisional (Rock Removal, Dewatering, etc.)	\$310,000
<b>Subtotal</b>	<b>\$3,009,930</b>
Engineering and contingencies (30%)	\$902,979
Allowance for property acquisition	\$1,000,000
<b>Subtotal</b>	<b>\$4,912,909</b>
GST (3% net)	\$147,387
<b>TOTAL</b>	<b>\$5,060,296</b>
<b>say</b>	<b>\$5,060,000</b>

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Adding optional paving stones, street trees and irrigation adds another \$107,000 to the cost of the Street, for a total of \$5,167,000.

This analysis will use the basic, lower figure rather than continue with two options. The two figures are very close (within 2%). Analyzing two options throughout the process will result in too many sub-options later in the analysis.

## ***Road Maintenance Costs***

The Roads Foreman for the District of Lake Country indicated that the average road maintenance costs from 1994 to 1996 were \$4,500 per Kilometre. He indicated that the costs for 1997 will probably be about \$5,000 per Kilometre. He also felt that the costs for maintaining the Town Centre Street would be approximately double the average, resulting in a cost of about \$10,000 per Kilometre. At a total of 1.35 km including side streets, the annual maintenance cost of the Town Centre Street is \$13,500.

## *Property Tax Revenues*

In order to determine property tax revenues generated by new development, the analysis estimates post development assessments based on the assessed value of land currently serviced and developed in the area. The values of new development areas were then increased by 20% to account for additional land available because space for septic tanks and disposal fields will not be required. The 20% assumption is based on a very brief analysis of the land occupied by the disposal field for the Winfield Shopping Centre.

Different areas have different values:

Prime Commercial at intersection of Highway 97 and a major road	About \$600,000 per acre
Highway commercial, not on a corner	About \$465,000 per acre
Large areas suitable for Shopping Centres	About \$300,000 per acre
Small Lot commercial areas	About \$360,000 per acre
Residential unit	About \$130,000 per unit

The analysis uses the current commercial and residential tax rates:

- Commercial rate = \$10.4505 per \$1000 assessed value
- Residential rate = \$3.2539 per \$1000 assessed value

The property taxes collected from the area rise from the current \$102,000 per year to about \$214,000 at build out under the low development scenario, or about \$244,000 under the high development scenario. In addition to the existing commercial development in the area, the low development scenario sees 120,000 square feet of commercial and 25 residential units. The high development scenario sees 175,000 square feet of new commercial and 40 residential units.

The total new tax revenues (beyond the amount that would have been collected under the existing land uses) over the 10 year period is:

- \$900,000 under the low development scenario
- \$1,022,000 under the high development scenario

This analysis will use the mid point of about \$960,000 in tax revenues over the 10 years

About \$14,000 in additional annual tax revenues could be realized if the Civic and Institutional area was developed as commercial (Assuming the Civic and Institutional uses pay no property taxes, which may not be entirely the case depending on the types of uses located in the area). This land would not be developed immediately. Assuming it develops in year 5, then about \$70,000 in additional revenue could be gained by the end of the 10 year projection period.

## ***Development Cost Charge Revenues***

The Development Cost Charges revenues in this analysis are based on the Lake Country DCC bylaw currently awaiting approval by the Ministry of Municipal Affairs. (A comparison of DCC rates in various Okanagan communities is set out in Appendix B).

The DCC revenues differ for the low and high development scenarios. As noted in the Property tax revenue section, the low development scenario sees 120,000 square feet of commercial and 25 residential units. The high development scenario sees 175,000 square feet of commercial and 40 residential units.

The Roads DCC will collect about \$270,000 in the low development scenario and about \$402,000 in the high development scenario. This analysis will use the midpoint of \$336,000.

While the Roads DCC paid by land owners in the study area will collect about \$336,000, about 8% of this revenue goes toward other roads and studies in Lake Country. This leaves about 92%, or \$309,000 going toward the Town Centre Street.

The parks DCC collects about \$75,000 at the low development scenario and about \$112,000 at the high development scenario. This analysis will use the midpoint of about \$94,000.

The general areas of Lake country located outside of the Town Centre, and outside the Tyndall area and the South West Winfield area will pay part of their DCCs toward the Town Centre Road. The amount will be about 62% of the \$7113 roads DCC or about \$4410 per unit. The background information for the DCC bylaw projects that 650 units will pay from 1998 to 2008. This results in DCC revenues of \$2,866,500 over the projection period.

## *Parkland Dedication*

In addition to the parkland DCC developers may also need to provide a 5% parkland dedication or cash in lieu. The DCC is for community wide parks, the 5% dedication is for neighbourhood parks. DCC funds could be used to purchase land from developers in the study area for the Vernon Creek regional trail.

The 5% parkland dedication may or may not be considered as part of the servicing costs paid by developers. To be conservative, this analysis will subtract the 5% parkland dedication to arrive at the net cost bearable by developers.

The 5% parkland dedication value is based on the value of land that has been zoned to permit subdivision, but has not yet been serviced. One area of land at the southern end of the study area is currently zoned for commercial use but is not yet serviced. The assessed value of this land is about \$100,000 per acre (estimate, to be confirmed). About 18 acres may be subdivided for a value of \$1,800,000, and 5% is \$90,000.

## *Water Charges*

Developers will pay water connection capital charges to WOCID of \$1,200 per 3/4 inch line. The analysis estimates the number of connections based on residential units and commercial units projected in the Phase 1 report.

The new units include 25 Residential and 52 Commercial units under the low development scenario, and 40 Residential and 76 Commercial units under the high development scenario.

The resulting water connection capital charges are as follows:

- \$92,400 under the low development scenario
- \$139,200 under the high development scenario

The analysis will use the midpoint of about \$116,000 for water capital charge revenues

The additional water user fees are assumed to be offset by the additional operations and maintenance costs of the system.

## *Sewer Charges*

The sewer collection system levy proposed in the Inland Pacific / Lake Country Sewer Utility Publication is \$283 per year. This analysis just considers the collection system levy as it can be seen as paying toward the sewer main in the Town Centre Street. Developers will also need to pay other charges, such as the District-Wide Environmental Levy, the Urban Containment Area Levy, and the User Fee, but these charges do not go toward the cost of the sewer main in the Town Centre Street.

As with the water connections, the new units include 25 Residential and 52 Commercial units under the low development scenario, and 40 Residential and 76 Commercial units under the high development scenario.

The resulting sewer revenues over 10 years are as follows:

- \$127,350 under the low development scenario
- \$172,347 under the high development scenario

This analysis will use the midpoint of about \$150,000

## *Costs Bearable by Developers*

It is difficult to determine the servicing costs that could be borne by developers because this figure depends on many variables. After considering several sources, the most reliable figure seems to be the figure of about \$2.50 to \$3.00 per square foot of land.

> MARKET DEVELOPERS

The servicing cost is applied to land that is not already developed or serviced. On the future land use map in the Phase 1 report, these areas include:

- Multi use options 1 (Large area)
- Multi use options 1 (Small area)
- Small Lot Commercial areas (not including the area along Berry Road)

These areas comprise 539,000 square feet of land.

Another area that could be included is the Multi use options 2 area at the southern end of the site, behind the Turbo gas station. This site has access to some services now and part of it is zoned to allow development, however it will also benefit from the Town Centre Road. The portion of servicing costs paid by this site would need to be determined based on more detailed analysis and negotiations. This report will look at the effect of this site paying and not paying servicing costs. The multi use options 2 area comprises 163,000 square feet.

The range of costs bearable by development is set out below:

	Sq. ft	@ \$2.50	@ \$3.00
<b>Excluding Multi Use 2 area</b>	539,000	\$1,347,500	\$1,617,000
<b>Including Multi Use 2 area</b>	702,000	\$1,755,000	\$2,106,000

The range of costs bearable by development is about \$1.35 million to \$2.11 million. This report will use the midpoint of these figures for the rest of the analysis, bearing in mind the variability of the figures. The mid point is about \$1.73 million.

This figure increases if the Civic and Institutional area is developed as commercial. At about 61,000 square feet, it adds \$152,500 to \$183,000 to the bearable cost.

Servicing costs paid up front by developers should be subtracted from the costs bearable by developers in order to arrive at the net cost bearable by developers after paying servicing charges.

The net costs bearable by developers are as follows:

Initial costs bearable by development	\$1,730,000
minus roads DCC	(\$336,000)
minus parks DCC	(\$94,000)
minus 5% Parkland dedication	(\$90,000)
minus water connection	(\$116,000)
Net costs bearable by development	<u>\$1,094,000</u>



## *Simple 10 Year Analysis - No Borrowing*

This section sets out the results of a simple analysis of costs and revenues over 10 years, without considering borrowing.

### **Total Revenues (or items not requiring expenditure):**

Net Cost Bearable by Developers	\$1,094,000
DCC revenues from Town Centre	\$309,000
DCC revenues from outside Town Centre	\$2,867,000
Water Charges	\$116,000
Sewer Collection Charges	\$150,000
Extra Property Tax Revenue	\$960,000
Total	<u>\$5,496,000</u>

### **Total Costs**

Road Capital Costs	\$5,060,000
Road Maintenance Costs over 10 Yrs	\$135,000
Total Costs	<u>\$5,195,000</u>

### **Revenues minus costs**

Revenues	\$5,496,000
minus Costs	(\$5,195,000)
Remaining Revenue	<u>\$301,000</u>

The analysis indicates that the revenues for the Town Centre road exceed the costs by \$301,000. This, however depends on a number of factors. The most critical factor is the revenue generated by DCCs through development in the rest of the community. The analysis is also based on the assumption of no borrowing. The next section examines the results of borrowing and various development options.

## *Cash Flow Analysis With Some Borrowing*

The cash flow results are based on the following assumptions:

- The District borrows the money required after subtracting the projected amount in the DCC reserve fund and the amount bearable by developers;
- The money is borrowed over 20 years at Municipal Finance Authority rates of 6.9% plus the 3.024 % sinking fund factor;
- The analysis continues for 20 years until the loan is paid off.

The Spreadsheets used in the cash flow analysis are included in Appendix C.

Four Scenarios are examined:

**Scenario 1: DCC Revenues Continue for 20 Years** - Same as the 10 year simple analysis, but with borrowing and with development proceeding outside the Town Centre at the rate set out in the DCC bylaw. It assumes that only 50 units per year are developed from 2008 to 2018 in the area outside the Town Centre, Tyndall Road and South West Winfield.

**Scenario 2: DCC Revenues Stop after 10 Years** - DCC revenues stop after 10 years, because it may be unreasonable to expect to continue collecting DCCs over 20 years for a road that has already been built.

**Scenario 3: Scenario 2 With Redirected Property Taxes** - Same as scenario 2, but additional property tax revenues only go toward road maintenance, the remaining revenues go toward providing and expanding services required in the community, associated with population growth.

**Scenario 4 : Scenario 2 With Half DCC Revenues in First 10 Years-** Same as scenario 2, but DCC units are half the amounts projected in the DCC Bylaw, for the first 10 years.

For each scenario, two Town Centre development options are examined: a **high** development option, and a **low** development option. These development options are as discussed earlier. The low development scenario has 120,000 square feet of commercial and 25 residential units. The high development scenario has 175,000 square feet of commercial and 40 residential units.

So what is the District's position after 20 years? The results are set out the table below.

<b>Scenario</b>	<b>Low Development</b>	<b>High Development</b>
1. DCC revenues continue for 20 years	\$116,000	\$709,000
2. DCC revenues stop after 10 years	(\$2,089,000)	(\$1,496,000)
3. Scenario 2, with redirected Property taxes	(\$3,831,000)	(\$3,662,000)
4. Scenario 2, with half DCC units in first 10 years	(\$3,757,000)	(\$3,164,000)

The results show that if development proceeds at projected rates, and DCC revenues are collected over a 20 year period, the revenues will exceed the costs, even with borrowing and low development in the Town Centre.

However, the results also show that:

- if DCC revenues only continue for 10 years, or
- if the rate of growth slows, or
- if the additional tax revenues are required for purposes other than to pay off the road, combined with DCC revenues continuing only for 10 years,

then the District will have a shortfall of between \$1.5 million and \$3.8 million dollars.

Other than increasing general municipal property taxes, a number of options are available that may be able to address part of this shortfall. These options include:

- Having development in the Tyndall Road, South West Winfield, and broader Urban Containment areas pay DCCs toward the Town Centre Road. This option is examined in slightly more detail below.
- Establishing a Specified Area covering all of Lake Country, or perhaps the urban containment area to pay for part of the Town Centre Road (although such a Specified Area initiative could be quashed by land owners). This option is examined in slightly more detail below.
- Increasing commercial property tax rates to help pay for the road (although this would result in other commercial areas of Lake Country paying for the Town Centre Road, which may not be acceptable).
- Having land owners within the Town Centre area pay a higher proportion of the costs.

## *Key Development areas pay DCCs toward Town Centre Road*

The Tyndall Road, South West Winfield, and broader Urban Containment areas could pay DCCs toward the Town Centre Road. The DCC bylaw currently awaiting approval at the Ministry of Municipal Affairs allocates 25% of the Town Centre Road costs to the Town Centre area, with the rest allocated to the rural area outside the Town Centre, Tyndall Road and Southwest Winfield. This analysis identifies the result of changing the assumptions and having the Tyndall Road and Southwest Winfield area as well as the broader Urban Containment area could pay for 75% of the capital cost.

Projections currently being done by the District show 1419 residential units developing in the Town Centre, Tyndall Road and South West Winfield area over the next 10 years. After subtracting the 40 residential units that may develop in the Town Centre, 1379 units remain. Allocating 75% of the road costs, or \$3,795,000 across the 1379 units results in a DCC of about \$2,750 per unit, above and beyond any other proposed DCCs. The analysis assumes DCCs are collected only for the first 10 years.

Several options are set out below based on the \$2,750 Development Cost Charge. These include:

- growth options:
  - high growth in the Town Centre, or
  - low growth in the Town Centre;
- options on how additional tax revenues are used:
  - directing additional property tax revenues from the Town Centre area to the Town Centre road, or
  - directing the property taxes to other requirements associated with growth;
- Borrowing options:
  - borrowing over 20 years, or
  - borrowing over 10 years.

The results of the options are set out below:

Scenario	Low Development	High Development
<b>20 Year Borrowing:</b> (results after loan paid in 20 yrs)		
• extra property taxes go to Town Centre Road	(\$937,000)	(\$344,000)
• extra property taxes <b>do not</b> go to Town Centre Rd	(\$2,679,000)	(\$2,510,000)
<b>10 Year Borrowing:</b> (results after loan paid in 10 yrs)		
• extra property taxes go to Town Centre Road	(\$610,000)	(\$309,000)
• extra property taxes <b>do not</b> go to Town Centre Rd	(\$1,365,000)	(\$1,196,000)

The results show that:

- The DCCs from the Tyndall Road, Southwest Winfield, and Urban Containment areas can reduce the initial shortfall of \$1.5 - \$3.8 million down to \$0.3 - \$2.5 million. A shortfall still remains because long term interest costs cannot be included in DCC charges.
- High development in the Town Centre results in less of a shortfall than low development.
- Borrowing over 10 years results in less of a shortfall than borrowing over 20 years.
- The shortfall is reduced significantly if the extra property taxes generated from the new development are seen as going toward paying for the capital costs of the Town Centre Road.

## *Specified Area*

Another option is to establish a specified area, perhaps covering the Urban Containment area, to pay for part of the Town Centre Road.

The specified area could pay the amount remaining after considering the amounts paid by developers. These include DCCs, water capital charges, sewer collection system charges, and the net amount bearable by developers. After subtracting these items, about \$3,391,000 would need to be paid by the specified area. That amount borrowed through the Municipal Finance Authority over 20 years will result in annual payments of \$336,523.

The annual \$336,523 payment divided by the 1779 properties in the Urban Containment area results in an annual payment of about \$189 per year, per property, for 20 years.

The specified area charges could virtually eliminate the shortfall because the charges would pay for both principal and interest costs associated with borrowing.

## *Summary*

In summary, based on the assumptions and analysis shown above, the financial impacts of building the Town Centre road are as follows:

- If the District did not have to borrow to pay for the Town Centre road, the District would realize a net revenue of about \$300,000 after 10 years.
- The District could face a \$1.5 million to \$3.8 million shortfall with borrowing, unless DCCs are collected for 20 years and all the additional property tax revenues from the Town Centre are directed towards the Town Centre Road.
- The District could reduce the shortfall by imposing an additional DCC of about \$2,750 on the Tyndall Road, South West Winfield and Urban Containment areas. With the additional DCC, the shortfall is reduced to \$0.3 - \$2.5 million.
- Alternatively the shortfall could be avoided by establishing a Specified Area Charge on the 1779 properties in the Urban Containment boundary of about \$189 per year for 20 years.

It is also important to note the following:

- many other combinations and permutations of cost recovery options could be investigated. Due to the brief and limited scope of this analysis only some of the main options have been examined.
- The District will need to consult carefully with all the land owners in the Town Centre area prior to proceeding with the Road in order to address the costs they will bear, the form and design of development, the alignment of the road, and other issues.



WINFIELD TOWN CENTRE PLAN  
**MAIN STREET COST ESTIMATE - OPTION 1**

uslfile: 1157706.1  
 10-Sep-97

ITEM	DESCRIPTION	UNIT	QUANTIT	UNIT PRICE	AMOUNT
<b>Section 1 - Site Work and Grading</b>					
1.1	Mob/Demob, Surveys, and Layout	L.S.	1	\$ 15,000	\$ 15,000
1.2	Organic Stripping	cu.m.	5,800	\$ 4	\$ 20,300
1.3	Clearing and Grubbing	Ha	1	\$ 15,000	\$ 15,000
1.4	Domolish Existing Structure	L.S.	1	\$ 475,000	\$ 475,000
1.5	Remove Excess Material	cu.m.	2,000	\$ 17	\$ 34,000
1.6	Imported Material	cu,m.	12,000	\$ 10	\$ 120,000
<b>Subtotal Section 1 - Site Work and Grading</b>					<b>\$ 679,300</b>
<b>Section 2 - Storm Sewers</b>					
2.1	Catchbasins c/w Leads	ea.	22	\$ 1,800	\$ 39,600
2.2	Manholes	ea.	13	\$ 2,000	\$ 26,000
2.3	PVC Ultra Rib Pipe				
	- 525 mm diamter	l.m.	300	\$ 160	\$ 48,000
	- 600 mm diamter	l.m.	400	\$ 175	\$ 70,000
	- 675 mm diameter	l.m.	150	\$ 190	\$ 28,500
	- 750 mm diamter	l.m.	150	\$ 210	\$ 31,500
2.4	1000 mm diameter Outfall include creek work	L.S.	1	\$ 34,000	\$ 34,000
2.5	Storm Detention Facility	L.S.	1	\$ 10,000	\$ 10,000
2.6	1000 mm diameter Culvert	l.m.	225	\$ 250	\$ 56,250
<b>Subtotal Section 2 - Storm Sewers</b>					<b>\$ 343,850</b>
<b>Section 3 - Sanitary Sewers</b>					
3.1	As provided by Alliance Professional Services	L.S.	1	\$ 245,000	\$ 245,000
3.2	Add allowance for service connections	ea.	46	\$ 800	\$ 36,800
<b>Subtotal Section 3 - Sanitary Sewers</b>					<b>\$ 281,800</b>
<b>Section 4 - Watermains</b>					
4.1	PRV Station - No Telemetry	L.S.	1	\$ 40,000	\$ 40,000
4.2	Tie in to 800 mm diameter high pressure main	L.S.	1	\$ 8,000	\$ 8,000
4.3	Tie in to 150 mm diameter arterial main	L.S.	1	\$ 1,500	\$ 1,500
4.4	Hydrant assembly @ 75 m spacing	ea.	15	\$ 3,000	\$ 45,000
4.5	250 mm diameter watermain with fittings	l.m.	1,000	\$ 160	\$ 160,000
4.6	Gate Valves	ea.	3	\$ 1,200	\$ 3,600
4.5	Large Service Connections	ea.	10	\$ 2,000	\$ 20,000
4.4	Small Service Connections	ea.	35	\$ 700	\$ 24,500
4.5	Air Valve and Chamber	ea.	3	\$ 6,500	\$ 19,500
<b>Subtotal Section 4 - Watermains</b>					<b>\$ 322,100</b>
<b>Section 5 - Roadways</b>					
5.1	Type 2 - Curb and Gutter	l.m.		\$ 25	\$ -
5.2	Paver Stone Sidewalk 2 m wide	l.m.		\$ 30	\$ -
5.3	Mono Curb and Gutter with 2 m wide Sidewalk	l.m.	2,320	\$ 50	\$ 116,000
5.4	Subgrade Preparation - top 300 mm	sq.m.	16,500	\$ 5	\$ 82,500
5.5	Primer and Tack	litre	4,060	\$ 0.50	\$ 2,030
5.6	Asphalt Pavement 50 mm thick	sq.m.	14,000	\$ 6	\$ 84,000



WINFIELD TOWN CENTRE PLAN  
**MAIN STREET COST ESTIMATE - OPTION 1**

uslfile: 1157706.1  
 10-Sep-97

ITEM	DESCRIPTION	UNIT	QUANTIT	UNIT PRICE	AMOUNT
5.7	25 mm minus crush base 150 mm thick	tonne	6,000	\$ 18	\$ 108,000
5.8	Pit Run sub-base 450 mm thick	tonne	18,000	\$ 14	\$ 252,000
<b>Subtotal Section 5 - Roadways</b>					<b>\$ 644,530</b>
<b>Section 6 - Shallow Utilities</b>					
6.1	Common Trenching, Bedding, and Backfilling	l.m.	1000	\$ 20	\$ 20,000
6.2	West Kootenay Power - Primary and Secondary	l.m.	1000	\$ 50	\$ 50,000
6.3	Shaw Cable	l.m.	1000	\$ 6	\$ 6,000
6.4	BCTel	l.m.	1000	\$ 10	\$ 10,000
6.5	Street Lighting power feeds	l.m.	2000	\$ 10	\$ 20,000
6.6	Allowance for BC Gas Pre-Ducting	L.S.	1	\$ 2,000	\$ 2,000
<b>Subtotal Section 6 - Shallow Utilities</b>					<b>\$ 108,000</b>
<b>Section 7 - Landscaping</b>					
7.1	Davit Street Lights and Bases	ea.	20	\$ 3,500	\$ 70,000
7.2	Intersection Work	ea.	3	\$ 5,800	\$ 17,400
7.3	Roadway Markings	l.m.	1200	\$ 1	\$ 1,200
7.4	Signs - post mounted	ea.	12	\$ 500	\$ 6,000
7.5	Street trees including Hardware	ea.		\$ 1,200	\$ -
7.6	Irrigation for trees	L.S.		\$ 20,000	\$ -
<b>Subtotal Section 7 - Landscaping</b>					<b>\$ 94,600</b>
<b>Section 8 - Side Streets</b>					
8.1	Refurbish Hill Road + Add Utilities	l.m.	120	\$ 1,100	\$ 132,000
8.2	Add New Road	l.m.	75	\$ 1,250	\$ 93,750
<b>Subtotal Section 8 - Side Streets</b>					<b>\$ 225,750</b>
<b>Section 9 - Provisional Items</b>					
9.1	Rock Removal	cu.m.	500	\$ 200	\$ 100,000
9.2	Replace Unsuitable Trench Material	cu.m.	9000	\$ 15	\$ 135,000
9.3	Well Point Dewatering	l.m.	500	\$ 150	\$ 75,000
<b>Subtotal Section 9 - Provisional Items</b>					<b>\$ 310,000</b>

SUBTOTAL SECTIONS 1 - 9		\$ 3,009,930
ENGINEERING AND CONTINGENCIES	30%	\$ 902,979
<b>TOTAL COST (EXCLUDING GST)</b>		<b>\$ 3,912,909</b>

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WINFIELD TOWN CENTRE PLAN  
**MAIN STREET COST ESTIMATE - OPTION 2**

uslfile: 1157706.1  
 10-Sep-97

ITEM	DESCRIPTION	UNIT	QUANTIT	UNIT PRICE	AMOUNT
<b>Section 1 - Site Work and Grading</b>					
1.1	Mob/Demob, Surveys, and Layout	L.S.	1	\$ 15,000	\$ 15,000
1.2	Organic Stripping	cu.m.	5,800	\$ 4	\$ 20,300
1.3	Clearing and Grubbing	Ha	1	\$ 15,000	\$ 15,000
1.4	Domolish Existing Structure	L.S.	1	\$ 475,000	\$ 475,000
1.5	Remove Excess Material	cu.m.	2,000	\$ 17	\$ 34,000
1.6	Imported Material	cu.m.	12,000	\$ 10	\$ 120,000
<b>Subtotal Section 1 - Site Work and Grading</b>					<b>\$ 679,300</b>
<b>Section 2 - Storm Sewers</b>					
2.1	Catchbasins c/w Leads	ea.	22	\$ 1,800	\$ 39,600
2.2	Manholes	ea.	13	\$ 2,000	\$ 26,000
2.3	PVC Ultra Rib Pipe				
	- 525 mm diamter	l.m.	300	\$ 160	\$ 48,000
	- 600 mm diamter	l.m.	400	\$ 175	\$ 70,000
	- 675 mm diameter	l.m.	150	\$ 190	\$ 28,500
	- 750 mm diameter	l.m.	150	\$ 210	\$ 31,500
2.4	1000 mm diameter Outfall include creek work	L.S.	1	\$ 34,000	\$ 34,000
2.5	Storm Detention Facility	L.S.	1	\$ 10,000	\$ 10,000
2.6	1000 mm diameter Culvert	l.m.	225	\$ 250	\$ 56,250
<b>Subtotal Section 2 - Storm Sewers</b>					<b>\$ 343,850</b>
<b>Section 3 - Sanitary Sewers</b>					
3.1	As provided by Alliance Professional Services	L.S.	1	\$ 245,000	\$ 245,000
3.2	Add allowance for service connections	ea.	46	\$ 800	\$ 36,800
<b>Subtotal Section 3 - Sanitary Sewers</b>					<b>\$ 281,800</b>
<b>Section 4 - Watermains</b>					
4.1	PRV Station - No Telemetry	L.S.	1	\$ 40,000	\$ 40,000
4.2	Tie in to 800 mm diameter high pressure main	L.S.	1	\$ 8,000	\$ 8,000
4.3	Tie in to 150 mm diameter arterial main	L.S.	1	\$ 1,500	\$ 1,500
4.4	Hydrant assembly @ 75 m spacing	ea.	15	\$ 3,000	\$ 45,000
4.5	250 mm diameter watermain with fittings	l.m.	1,000	\$ 160	\$ 160,000
4.6	Gate Valves	ea.	3	\$ 1,200	\$ 3,600
4.5	Large Service Connections	ea.	10	\$ 2,000	\$ 20,000
4.4	Small Service Connections	ea.	35	\$ 700	\$ 24,500
4.5	Air Valve and Chamber	ea.	3	\$ 6,500	\$ 19,500
<b>Subtotal Section 4 - Watermains</b>					<b>\$ 322,100</b>
<b>Section 5 - Roadways</b>					
5.1	Type 2 - Curb and Gutter	l.m.	2,320	\$ 25	\$ 58,000
5.2	Paver Stone Sidewalk 2 m wide	l.m.	2,320	\$ 30	\$ 69,600
5.3	Mono Curb and Gutter with 2 m wide Sidewalk	l.m.		\$ 50	\$ -
5.4	Subgrade Preparation - top 300 mm	sq.m.	16,500	\$ 5	\$ 82,500
5.5	Primer and Tack	litre	4,060	\$ 0.50	\$ 2,030
5.6	Asphalt Pavement 50 mm thick	sq.m.	14,000	\$ 6	\$ 84,000

WINFIELD TOWN CENTRE PLAN  
**MAIN STREET COST ESTIMATE - OPTION 2**

uslfile: 1157706.1  
 10-Sep-97

ITEM	DESCRIPTION	UNIT	QUANTIT	UNIT PRICE	AMOUNT
5.7	25 mm minus crush base 150 mm thick	tonne	6,000	\$ 18	\$ 108,000
5.8	Pit Run sub-base 450 mm thick	tonne	18,000	\$ 14	\$ 252,000
<b>Subtotal Section 5 - Roadways</b>					<b>\$ 656,130</b>
<b>Section 6 - Shallow Utilities</b>					
6.1	Common Trenching, Bedding, and Backfilling	l.m.	1000	\$ 20	\$ 20,000
6.2	West Kootenay Power - Primary and Secondary	l.m.	1000	\$ 50	\$ 50,000
6.3	Shaw Cable	l.m.	1000	\$ 6	\$ 6,000
6.4	BCTel	l.m.	1000	\$ 10	\$ 10,000
6.5	Street Lighting power feeds	l.m.	2000	\$ 10	\$ 20,000
6.6	Allowance for BC Gas Pre-Ducting	L.S.	1	\$ 2,000	\$ 2,000
<b>Subtotal Section 6 - Shallow Utilities</b>					<b>\$ 108,000</b>
<b>Section 7 - Landscaping</b>					
7.1	Davit Street Lights and Bases	ea.	20	\$ 3,500	\$ 70,000
7.2	Intersection Work	ea.	3	\$ 5,800	\$ 17,400
7.3	Roadway Markings	l.m.	1200	\$ 1	\$ 1,200
7.4	Signs - post mounted	ea.	12	\$ 500	\$ 6,000
7.5	Street trees including Hardware	ea.	40	\$ 1,200	\$ 48,000
7.6	Irrigation for trees	L.S.	1	\$ 20,000	\$ 20,000
<b>Subtotal Section 7 - Landscaping</b>					<b>\$ 162,600</b>
<b>Section 8 - Side Streets</b>					
8.1	Refurbish Hill Road + Add Utilities	l.m.	120	\$ 1,100	\$ 132,000
8.2	Add New Road	l.m.	75	\$ 1,250	\$ 93,750
<b>Subtotal Section 8 - Side Streets</b>					<b>\$ 225,750</b>
<b>Section 9 - Provisional Items</b>					
9.1	Rock Removal	cu.m.	500	\$ 200	\$ 100,000
9.2	Replace Unsuitable Trench Material	cu.m.	9000	\$ 15	\$ 135,000
9.3	Well Point Dewatering	l.m.	500	\$ 150	\$ 75,000
<b>Subtotal Section 9 - Provisional Items</b>					<b>\$ 310,000</b>

SUBTOTAL SECTIONS 1 - 9	\$ 3,089,530
ENGINEERING AND CONTINGENCIES	\$ 926,859
<b>TOTAL COST (EXCLUDING GST)</b>	<b>\$ 4,016,389</b>

## Notes on Main Street Cost Estimates

### Section 1

- Note \$470,000 for demolition of structure — WHICH ONE?
- Removal and Imported material are allowances for grading and site prep not for roadway construction or utility trenches

### Section 2

- Storm sewer concept was based on the Winfield Town Centre Storm Drainage Plan completed by USL for the Regional District. The concept included two outfalls on Main Street. This cost estimate assumes only one will service the Town Centre. The second outfall is assumed to service the development area to the South of Beaver Lake Road.
- An allowance for a detention facility has been made, however, this may not be required if the District adopts a more relaxed policy on storm water quality.
- Sizing of storm sewer system was based on the Rational Method using the 1:100 year storm event.
- The catchment area included the entire development from the highway down to the creek, this might be a bit conservative because the area to the creek side of the road would not likely all drain to the road. The drainage area uphill of the highway was assumed to be picked up by the highway, and not impact on the proposed development.

### Section 3

- Cost provided by APS was assumed not to include service connections.

### Section 4

- Includes allowance for PRV to reduce pressures from 230 psi on the 800 diameter main line to approximately 90 psi system pressures. PRV station does not include telemetry or a computer supervisory system.
- Pipe sized for a fire flow allowance of 150 l/s which is typical of commercial developments.

### Section 5

- Pavement structure consists of 50 mm asphalt, 150 mm crush, and 450 imported pit run.

### Section 6

### Section 7

- Irrigation was added for the trees.

### Section 8

- Refurbishing of Hill Road including milling of the existing paved surface.
- Allowance for Sewer, Water, Storm, and other utilities included.

### Section 9

- Rock quantity was estimated at approximately 2.5% of the total excavated volume of soil for the utility trenches.
- Replacement of Unsuitable material was based on 50% of the total estimated volume of soil for the utility trenches.
- Dewatering for installation of the utility trenches was based on well points required for half of the length of the road.
- These quantities could vary quite substantially depending on actual on site soil conditions.

The following table compares commercial DCCs proposed in Lake Country to other Okanagan Communities.

<b>Municipality</b>	<b>Roads</b>	<b>Parks</b>
Kelowna	\$0.85 - \$3.44	na
Vernon	\$0.29	na
Penticton	\$0.81	na
Kamloops	\$0.25	na
Coldstream	\$4.24	na
Peachland	\$0.10	na
Salmon Arm	\$0.54 - \$1.93	na
Summerland	na	na
Lake Country (Proposed)	\$1.47	\$0.41



High Development Scenario	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	6.2
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	101,407	101,407	101,407	128,743	156,079	183,414	210,750	27,336	27,336
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086
General Residential units	32	72	48	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
Revenue per year	141,120	317,520	211,680	198,450	163,170	149,940	185,220	198,450	273,420	361,620	665,910
Cumulative revenue	\$ 141,120	\$ 458,640	\$ 670,320	\$ 868,770	\$ 1,031,940	\$ 1,181,880	\$ 1,367,100	\$ 1,565,550	\$ 1,838,970	\$ 2,200,590	\$ 2,866,500
Town Centre plus General											
Total per year	141,120	317,520	313,087	198,450	163,170	177,276	212,556	225,786	300,756	388,956	665,910
Total Cumulative	\$ 141,120	\$ 458,640	\$ 771,727	\$ 970,177	\$ 1,133,347	\$ 1,310,623	\$ 1,523,179	\$ 1,748,964	\$ 2,049,720	\$ 2,438,676	\$ 3,104,586
Capital Cost											
minus amount in DCC account	\$ 5,060,000										
minus developer contribution	\$ 458,640										
Total borrowing	\$ 1,094,000										
MFA interest rate	\$ 3,507,360										
sinking fund factor	0.069										
Total factor	0.03024										
annual debt payment	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Total Costs	\$ 348,070	\$ 348,070	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00	\$ -	\$ -
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 12,000.00	\$ 8,400.00	\$ -
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	32,828	32,828
Tax revenues above existing revenues	\$ 47,858	\$ 79,922	\$ 79,922	\$ 80,635	\$ 81,347	\$ 92,446	\$ 105,482	\$ 118,340	\$ 133,045	\$ 141,406	\$ 141,406
DCC Revenues	\$ -	\$ 313,087	\$ 313,087	\$ 198,450	\$ 163,170	\$ 177,276	\$ 212,556	\$ 225,786	\$ 300,756	\$ 388,956	\$ 665,910
Total Revenues	\$ 47,858	\$ 433,050	\$ 433,050	\$ 286,726	\$ 252,158	\$ 298,125	\$ 360,784	\$ 394,298	\$ 494,648	\$ 571,589	\$ 840,144
Annual Balance	\$ (300,212)	\$ 71,480	\$ (228,733)	\$ (74,845)	\$ (109,412)	\$ (63,445)	\$ (787)	\$ 32,727	\$ 133,078	\$ 210,019	\$ 478,573
Cumulative Balance	\$ (300,212)	\$ (228,733)	\$ (228,733)	\$ (303,577)	\$ (412,989)	\$ (476,435)	\$ (477,221)	\$ (444,494)	\$ (311,416)	\$ (101,397)	\$ 377,176

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	238,086	238,086	238,086	238,086	238,086	238,086	238,086	238,086	238,086	238,086
	50	50	50	50	50	50	50	50	50	50
	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
	220500	220500	220500	220500	220500	220500	220500	220500	220500	220500
\$	3,087,000	3,307,500	3,528,000	3,748,500	3,969,000	4,189,500	4,410,000	4,630,500	4,851,000	5,071,500
	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500
\$	3,325,086	3,545,586	3,766,086	3,986,586	4,207,086	4,427,586	4,648,086	4,868,586	5,089,086	5,309,586
	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070
	13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$	361,571	361,572	361,573	361,574	361,575	361,576	361,577	361,578	361,579	361,580
	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828
	141,406	141,406	141,406	141,406	141,406	141,406	141,406	141,406	141,406	141,406
\$	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500
\$	394,734	394,734	394,734	394,734	394,734	394,734	394,734	394,734	394,734	394,734
\$	33,162	33,161	33,160	33,159	33,158	33,157	33,156	33,155	33,154	33,153
\$	410,338	443,499	476,660	509,819	542,977	576,134	609,291	642,446	675,600	708,754



Low Development Scenario	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0
Change per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
General Residential units	32	72	48	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
Revenue per year	141,120	317,520	211,680	198,450	163,170	149,940	185,220	198,450	273,420	361,620	665,910
Cumulative revenue	\$ 141,120	\$ 458,640	\$ 670,320	\$ 868,770	\$ 1,031,940	\$ 1,181,880	\$ 1,367,100	\$ 1,565,550	\$ 1,838,970	\$ 2,200,590	\$ 2,866,500
Town Centre plus General											
Total per year	141,120	317,520	277,815	198,450	183,451	170,221	212,556	225,786	273,420	361,620	665,910
Total Cumulative	\$ 141,120	\$ 458,640	\$ 736,455	\$ 934,905	\$ 1,118,356	\$ 1,288,578	\$ 1,501,134	\$ 1,726,919	\$ 2,000,339	\$ 2,361,959	\$ 3,027,869
Capital Cost											
minus amount in DCC account	\$ 5,060,000										
minus developer contribution	\$ 438,640										
Total borrowing	\$ 1,094,000										
MFA interest rate	\$ 3,507,360										
sinking fund factor	0.069										
Total factor	0.03024										
annual debt payment	0.09924										
Road Maintenance Costs	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Total Costs	\$ -	\$ -	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00
Water Service- Commercial	\$ -	\$ -	\$ 22,800.00	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ -	\$ -	\$ -
Sewer Collection System Lev	0	0	5,377	5,377	7,358	11,320	14,999	18,961	20,376	21,791	21,791
Additional Property Tax in each year	\$ 47,858	\$ 69,472	\$ 70,184	\$ 70,184	\$ 77,167	\$ 86,123	\$ 97,025	\$ 107,786	\$ 110,044	\$ 112,159	\$ 112,159
DCC Revenues	\$ -	\$ -	\$ 277,815	\$ 198,450	\$ 183,451	\$ 170,221	\$ 212,556	\$ 225,786	\$ 273,420	\$ 361,620	\$ 665,910
Total Revenues	\$ 47,858	\$ 375,464	\$ 274,011	\$ 276,377	\$ 284,464	\$ 284,464	\$ 340,180	\$ 369,333	\$ 409,840	\$ 501,570	\$ 799,860
Annual Balance	\$ (300,212)	\$ 13,893	\$ (87,559)	\$ (85,194)	\$ (77,107)	\$ (21,390)	\$ -	\$ 7,762	\$ 48,269	\$ 139,999	\$ 438,289
Cumulative Balance	\$ (300,212)	\$ (286,319)	\$ (373,878)	\$ (459,072)	\$ (536,179)	\$ (557,569)	\$ (501,537)	\$ (361,538)	\$ (66,538)	\$ 76,751	\$ 76,751

2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
50	50	50	50	50	50	50	50	50	50
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
220500	220500	220500	220500	220500	220500	220500	220500	220500	220500
\$ 3,087,000	\$ 3,307,500	\$ 3,528,000	\$ 3,748,500	\$ 3,969,000	\$ 4,189,500	\$ 4,410,000	\$ 4,630,500	\$ 4,851,000	\$ 5,071,500
220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500	220,500
\$ 3,248,369	\$ 3,468,869	\$ 3,689,369	\$ 3,909,869	\$ 4,130,369	\$ 4,350,869	\$ 4,571,369	\$ 4,791,869	\$ 5,012,369	\$ 5,232,869
\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$ 361,571	\$ 361,572	\$ 361,573	\$ 361,574	\$ 361,575	\$ 361,576	\$ 361,577	\$ 361,578	\$ 361,579	\$ 361,580
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159
\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500	\$ 220,500
\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487	\$ 365,487
\$ 3,915	\$ 3,914	\$ 3,913	\$ 3,912	\$ 3,911	\$ 3,910	\$ 3,909	\$ 3,908	\$ 3,907	\$ 3,906
\$ 80,666	\$ 84,580	\$ 88,493	\$ 92,405	\$ 96,317	\$ 100,227	\$ 104,136	\$ 108,044	\$ 111,951	\$ 115,857

Low Development Scenario	NO DCC after yr 10	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	66,135	66,135	66,135	20,281	20,281	27,336	27,336	-	-	-
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
General Residential units	32	72	48	45	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
is 62% of road DCC or \$4410	141120	317520	211680	198450	198450	163170	149940	185220	198450	273420	361620	665910
Revenue per year	\$ 141,120	\$ 458,640	\$ 670,320	\$ 868,770	\$ 868,770	\$ 1,031,940	\$ 1,181,880	\$ 1,367,100	\$ 1,565,550	\$ 1,838,970	\$ 2,200,590	\$ 2,866,500
Cumulative revenue												
Town Centre plus General												
Total per year	\$ 141,120	\$ 317,520	\$ 277,815	\$ 198,450	\$ 198,450	\$ 183,451	\$ 170,221	\$ 212,556	\$ 225,786	\$ 273,420	\$ 361,620	\$ 665,910
Total Cumulative	\$ 141,120	\$ 458,640	\$ 736,455	\$ 934,905	\$ 934,905	\$ 1,118,356	\$ 1,288,578	\$ 1,501,134	\$ 1,726,919	\$ 2,000,339	\$ 2,361,959	\$ 3,027,869
Capital Cost												
minus amount in DCC account	\$ 5,060,000											
minus developer contribution	\$ 458,640											
Total borrowing	\$ 1,094,000											
MFA interest rate	\$ 3,507,360											
sinking fund factor	0.069											
Total factor	0.03024											
annual debt payment	0.09924											
Road Maintenance Costs	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Total Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Service - Commercial	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Collection System Lev	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00
Additional Property Tax in each year	\$ 0	\$ 0	\$ 5,377	\$ 5,377	\$ 5,377	\$ 7,358	\$ 11,320	\$ 14,999	\$ 18,961	\$ 20,376	\$ 21,791	\$ 21,791
DCC Revenues	\$ 47,858	\$ 47,858	\$ 69,472	\$ 70,184	\$ 70,184	\$ 77,167	\$ 86,123	\$ 97,025	\$ 107,786	\$ 110,044	\$ 112,159	\$ 112,159
Total Revenues	\$ 277,815	\$ 277,815	\$ 198,450	\$ 198,450	\$ 198,450	\$ 183,451	\$ 170,221	\$ 212,556	\$ 225,786	\$ 273,420	\$ 361,620	\$ 665,910
Annual Balance	\$ 47,858	\$ 375,464	\$ 274,011	\$ 274,011	\$ 274,011	\$ 276,377	\$ 284,464	\$ 340,180	\$ 369,333	\$ 409,840	\$ 501,570	\$ 799,860
Cumulative Balance	\$ (300,212)	\$ (300,212)	\$ (85,194)	\$ (85,194)	\$ (85,194)	\$ (77,107)	\$ (77,107)	\$ (21,390)	\$ 7,762	\$ 48,269	\$ 139,999	\$ 438,289
	\$ (300,212)	\$ (286,319)	\$ (373,878)	\$ (459,072)	\$ (536,179)	\$ (557,569)	\$ (557,569)	\$ (501,537)	\$ (361,538)	\$ -	\$ 76,751	\$ -

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
0	0	0	0	0	0	0	0	0	0	0
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500
\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869
\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510	\$ 13,511
\$ 361,571	\$ 361,572	\$ 361,573	\$ 361,574	\$ 361,575	\$ 361,576	\$ 361,577	\$ 361,578	\$ 361,579	\$ 361,580	\$ 361,581
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987
\$ (216,585)	\$ (216,586)	\$ (216,587)	\$ (216,588)	\$ (216,589)	\$ (216,590)	\$ (216,591)	\$ (216,592)	\$ (216,593)	\$ (216,594)	\$ (216,595)
\$ (139,834)	\$ (356,420)	\$ (573,007)	\$ (789,595)	\$ (1,006,183)	\$ (1,222,773)	\$ (1,439,364)	\$ (1,655,956)	\$ (1,872,549)	\$ (2,089,143)	\$ (2,305,736)

High Development Scenario (No DCC after yr 10)	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	101,407	-	-	27,336	27,336	27,336	27,336	27,336	-
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086
General Residential units	32	72	48	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
Revenue per year	141,120	317,520	211,680	198,450	163,170	149,940	185,220	198,450	273,420	361,620	665,910
Cumulative revenue	\$ 141,120	\$ 458,640	\$ 670,320	\$ 868,770	\$ 1,031,940	\$ 1,181,880	\$ 1,367,100	\$ 1,565,550	\$ 1,838,970	\$ 2,200,590	\$ 2,866,500
Town Centre plus General											
Total per year	141,120	317,520	313,087	198,450	163,170	177,276	212,556	225,786	300,756	388,956	665,910
Total Cumulative	\$ 141,120	\$ 458,640	\$ 771,727	\$ 970,177	\$ 1,133,347	\$ 1,310,623	\$ 1,523,179	\$ 1,748,964	\$ 2,049,720	\$ 2,438,676	\$ 3,104,586
Capital Cost											
minus amount in DCC account	\$ 5,060,000										
minus developer contribution	\$ 458,640										
Total borrowing	\$ 1,094,000										
MFA interest rate	\$ 3,507,360										
sinking fund factor	0.069										
Total factor	0.03024										
annual debt payment											
Road Maintenance Costs	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Total Costs	\$ -	\$ -	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00	\$ -	\$ -
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 12,000.00	\$ 8,400.00	\$ -
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	32,828	32,828
Tax revenues above existing revenues	\$ 47,858	\$ 79,922	\$ 313,087	\$ 198,450	\$ 163,170	\$ 177,276	\$ 212,556	\$ 225,786	\$ 300,756	\$ 388,956	\$ 665,910
DCC Revenues											
Total Revenues	\$ 47,858	\$ 433,050	\$ 286,726	\$ 252,158	\$ 298,125	\$ 360,784	\$ 394,298	\$ 494,648	\$ 571,589	\$ 840,144	\$ 840,144
Annual Balance	\$ (300,212)	\$ 71,480	\$ (228,733)	\$ (303,577)	\$ (412,989)	\$ (476,435)	\$ (787)	\$ 32,727	\$ 133,078	\$ 210,019	\$ 478,573
Cumulative Balance	\$ (300,212)	\$ (228,733)	\$ (303,577)	\$ (412,989)	\$ (476,435)	\$ (477,221)	\$ (477,221)	\$ (444,494)	\$ (311,416)	\$ (101,397)	\$ 377,176

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
2009										
0	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
0	0	0	0	0	0	0	0	0	0	0
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
0	0	0	0	0	0	0	0	0	0	0
\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500
\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586
\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510	\$ 13,510
\$ 361,571	\$ 361,572	\$ 361,573	\$ 361,574	\$ 361,575	\$ 361,576	\$ 361,577	\$ 361,578	\$ 361,579	\$ 361,580	\$ 361,580
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234
\$ (187,338)	\$ (187,339)	\$ (187,340)	\$ (187,341)	\$ (187,342)	\$ (187,343)	\$ (187,344)	\$ (187,345)	\$ (187,346)	\$ (187,347)	\$ (187,347)
\$ 189,838	\$ 2,499	\$ (184,840)	\$ (372,181)	\$ (559,523)	\$ (746,866)	\$ (934,209)	\$ (1,121,554)	\$ (1,308,900)	\$ (1,496,246)	\$ (1,496,246)

High Development Scenario	No DCC after yr 10	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	3	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	0
Charge per unit		4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year		-	-	101,407	-	-	27,336	27,336	27,336	27,336	27,336	-
Cumulative revenues		\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086
General Residential units		32	72	48	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd		4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
is 62% of road DCC or \$4410		141120	317520	211680	198450	163170	149940	185220	198450	273420	361620	665910
Revenue per year		\$ 141,120	\$ 458,640	\$ 670,320	\$ 868,770	\$ 1,031,940	\$ 1,181,880	\$ 1,367,100	\$ 1,565,550	\$ 1,838,970	\$ 2,200,590	\$ 2,866,500
Cumulative revenue												
Town Centre plus General												
Total per year		\$ 141,120	\$ 317,520	\$ 313,087	\$ 198,450	\$ 163,170	\$ 177,276	\$ 212,556	\$ 225,786	\$ 300,756	\$ 388,956	\$ 665,910
Total Cumulative		\$ 141,120	\$ 458,640	\$ 771,727	\$ 970,177	\$ 1,133,347	\$ 1,310,623	\$ 1,523,179	\$ 1,748,964	\$ 2,049,720	\$ 2,438,676	\$ 3,104,586
Capital Cost			\$ 5,060,000									
minus amount in DCC account			\$ 458,640									
minus developer contribution			\$ 1,094,000									
Total borrowing			\$ 3,507,360									
MFA interest rate			0.069									
sinking fund factor			0.03024									
Total factor			0.09924									
annual debt payment		\$ 348,070	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00	\$ -	\$ -
Road Maintenance Costs		\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 12,000.00	\$ 8,400.00	\$ -
Total Costs		\$ 348,070	\$ 348,070	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570	\$ 361,570
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sewer Collection System Lev	0	\$ -	\$ 7,641	\$ 7,641	\$ 7,641	\$ 7,641	\$ 11,603	\$ 17,546	\$ 23,772	\$ 30,847	\$ 32,828	\$ 32,828
Tax revenues above existing revenues		\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
DCC Revenues		\$ -	\$ 313,087	\$ 198,450	\$ 198,450	\$ 163,170	\$ 177,276	\$ 212,556	\$ 225,786	\$ 300,756	\$ 388,956	\$ 665,910
Total Revenues		\$ 13,500	\$ 366,628	\$ 219,591	\$ 219,591	\$ 184,311	\$ 219,179	\$ 268,802	\$ 289,458	\$ 375,103	\$ 443,684	\$ 712,238
Annual Balance		\$ (334,570)	\$ 5,058	\$ (177,259)	\$ (141,979)	\$ (172,329)	\$ (142,392)	\$ (92,769)	\$ (72,113)	\$ 13,532	\$ 82,113	\$ 350,668
Cumulative Balance		\$ (334,570)	\$ (329,513)	\$ (471,492)	\$ (648,752)	\$ (791,143)	\$ (883,912)	\$ (956,024)	\$ (942,492)	\$ (860,379)	\$ (509,711)	\$ -

	2010	2011	2012	2013	2014	2015	2016	2017	2018
2009									
	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
	0	0	0	0	0	0	0	0	0
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
\$	2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500
\$	3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586	\$ 3,104,586
\$	348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
\$	13,501	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	361,571	\$ 361,573	\$ 361,574	\$ 361,575	\$ 361,576	\$ 361,577	\$ 361,578	\$ 361,579	\$ 361,580
\$	32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$	13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328
\$	(315,243)	\$ (315,244)	\$ (315,246)	\$ (315,247)	\$ (315,248)	\$ (315,249)	\$ (315,250)	\$ (315,251)	\$ (315,252)
\$	(824,954)	\$ (1,140,199)	\$ (1,770,691)	\$ (2,085,938)	\$ (2,401,187)	\$ (2,716,436)	\$ (3,031,686)	\$ (3,346,938)	\$ (3,662,190)



Low Development Scenario	NO DCC after yr 10	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0
Charge per unit	4,409.56	4,409	4,409	4,409	4,409	4,409	4,409	4,409	4,409	4,409	4,409
Revenue per year	-	-	66,135	20,281	20,281	20,281	27,336	27,336	-	-	-
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
General Residential units	32	72	48	45	37	34	42	45	62	82	151
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
Revenue per year	141,120	317,520	277,815	198,450	183,451	170,221	212,556	225,786	273,420	361,620	665,910
Cumulative revenue	\$ 141,120	\$ 458,640	\$ 736,455	\$ 934,905	\$ 1,118,356	\$ 1,288,578	\$ 1,501,134	\$ 1,726,919	\$ 2,000,339	\$ 2,361,959	\$ 3,027,869
Town Centre plus General											
Total per year	141,120	317,520	277,815	198,450	183,451	170,221	212,556	225,786	273,420	361,620	665,910
Total Cumulative	\$ 141,120	\$ 458,640	\$ 736,455	\$ 934,905	\$ 1,118,356	\$ 1,288,578	\$ 1,501,134	\$ 1,726,919	\$ 2,000,339	\$ 2,361,959	\$ 3,027,869
Capital Cost											
minus amount in DCC account		\$ 5,060,000									
minus developer contribution		\$ 458,640									
Total borrowing		\$ 1,094,000									
MFA interest rate		\$ 3,507,360									
sinking fund factor		0.069									
Total factor		0.03024									
annual debt payment		0.09924									
Road Maintenance Costs		\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Total Costs		\$ -	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070	\$ 348,070
Water Service - Residential		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Service- Commercial		\$ -	\$ 22,800.00	\$ -	\$ 8,400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ -	\$ -	\$ -
Sewer Collection System Lev		\$ 0	\$ 5,377	\$ 5,377	\$ 7,358	\$ 11,320	\$ 14,999	\$ 18,961	\$ 20,376	\$ 21,791	\$ 21,791
Additional Property Tax in each year		\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
DCC Revenues		\$ 277,815	\$ 198,450	\$ 183,451	\$ 170,221	\$ 212,556	\$ 225,786	\$ 273,420	\$ 361,620	\$ 465,910	\$ 665,910
Total Revenues		\$ 13,500	\$ 319,492	\$ 217,327	\$ 212,709	\$ 211,841	\$ 256,655	\$ 275,047	\$ 313,296	\$ 402,911	\$ 701,201
Annual Balance		\$ (334,570)	\$ (42,078)	\$ (144,243)	\$ (148,861)	\$ (149,729)	\$ (104,916)	\$ (86,524)	\$ (48,274)	\$ 41,341	\$ 339,631
Cumulative Balance		\$ (334,570)	\$ (376,649)	\$ (520,892)	\$ (669,753)	\$ (819,482)	\$ (924,398)	\$ (1,010,921)	\$ (1,059,196)	\$ (1,017,855)	\$ (678,225)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
0	0	0	0	0	0	0	0	0	0	0
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
\$	2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500	\$ 2,866,500
\$	3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869	\$ 3,027,869
348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070	348,070
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	361,571	\$ 361,572	\$ 361,573	\$ 361,574	\$ 361,575	\$ 361,576	\$ 361,577	\$ 361,578	\$ 361,579	\$ 361,580
32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828
\$	13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
\$	46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328
\$	(315,243)	\$ (315,244)	\$ (315,245)	\$ (315,246)	\$ (315,247)	\$ (315,248)	\$ (315,249)	\$ (315,250)	\$ (315,251)	\$ (315,252)
\$	(993,468)	\$ (1,308,712)	\$ (1,623,958)	\$ (1,939,204)	\$ (2,254,452)	\$ (2,569,700)	\$ (2,884,950)	\$ (3,200,200)	\$ (3,515,451)	\$ (3,830,704)

High Development Scenario (1) No DCC after yr 10 and development in rest of community proceeds at half projected rate in first 10 yrs												
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	6.2	
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	
Revenue per year	-	-	101,407	101,407	101,407	27,336	27,336	27,336	27,336	27,336	27,336	
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086	
General Residential units	16	36	24	22	18	17	21	22	31	41	75	
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	
Revenue per year	70560	158760	105840	97020	79380	74970	92610	97020	136710	180810	330750	
Cumulative revenue	\$ 70,560	\$ 229,320	\$ 335,160	\$ 432,180	\$ 511,560	\$ 586,530	\$ 679,140	\$ 776,160	\$ 912,870	\$ 1,093,680	\$ 1,424,430	
Town Centre plus General												
Total per year	70,560	158,760	207,247	97,020	79,380	102,306	119,946	124,356	164,046	208,146	330,750	
Total Cumulative	\$ 70,560	\$ 229,320	\$ 436,567	\$ 533,587	\$ 612,967	\$ 715,273	\$ 835,219	\$ 959,574	\$ 1,123,620	\$ 1,331,766	\$ 1,662,516	
Capital Cost												
minus amount in DCC account		\$ 5,060,000										
minus developer contribution		\$ 229,320										
Total borrowing		\$ 1,094,000										
MFA interest rate		0.069										
sinking fund factor		0.03024										
Total factor		0.09924										
annual debt payment	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	
Total Costs	\$ 370,828	\$ 370,828	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	\$ 384,328	
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00	\$ -	\$ -	
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 12,000.00	\$ 8,400.00	\$ -	
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	32,828	32,828	
Tax revenues above existing revenues	\$ 47,858	\$ 79,922	\$ 79,922	\$ 80,635	\$ 81,347	\$ 92,446	\$ 105,482	\$ 118,340	\$ 133,045	\$ 141,406	\$ 141,406	
DCC Revenues	\$ -	\$ -	\$ 207,247	\$ 97,020	\$ 79,380	\$ 102,306	\$ 119,946	\$ 124,356	\$ 164,046	\$ 208,146	\$ 330,750	
Total Revenues	\$ 47,858	\$ 327,210	\$ 185,296	\$ 185,296	\$ 168,368	\$ 223,155	\$ 268,174	\$ 292,868	\$ 357,938	\$ 390,779	\$ 504,984	
Annual Balance	\$ (322,970)	\$ (57,118)	\$ (57,118)	\$ (199,032)	\$ (215,960)	\$ (161,173)	\$ (116,154)	\$ (91,461)	\$ (26,390)	\$ 6,451	\$ 120,656	
Cumulative Balance	\$ (322,970)	\$ (380,088)	\$ (579,120)	\$ (579,120)	\$ (795,080)	\$ (956,253)	\$ (1,072,408)	\$ (1,163,868)	\$ (1,190,258)	\$ (1,183,807)	\$ (1,063,151)	

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
	0	0	0	0	0	0	0	0	0	0
	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
\$	1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430
\$	1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516	\$ 1,662,516
\$	370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	384,329	\$ 384,330	\$ 384,331	\$ 384,332	\$ 384,333	\$ 384,334	\$ 384,335	\$ 384,336	\$ 384,337	\$ 384,338
\$	32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$	141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234
\$	(210,095)	\$ (210,096)	\$ (210,097)	\$ (210,098)	\$ (210,099)	\$ (210,100)	\$ (210,101)	\$ (210,102)	\$ (210,103)	\$ (210,104)
\$	(1,273,247)	\$ (1,483,343)	\$ (1,693,441)	\$ (1,903,539)	\$ (2,113,639)	\$ (2,323,739)	\$ (2,533,840)	\$ (2,743,943)	\$ (2,954,046)	\$ (3,164,151)

Low Development Scenario (4) No DCC after yr. 10 and development in rest of community proceeds at half projected rate in first 10 yrs											
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
General Residential units	16	36	24	22	18	17	21	22	31	41	75
Revenue to Town Centre Rd is 62% of road DCC or \$4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
Revenue per year	70560	158760	105840	97020	79380	74970	92610	97020	136710	180810	330750
Cumulative revenue	\$ 70,560	\$ 229,320	\$ 335,160	\$ 432,180	\$ 511,560	\$ 586,530	\$ 679,140	\$ 776,160	\$ 912,870	\$ 1,093,680	\$ 1,424,430
Town Centre plus General											
Total per year	70,560	158,760	171,975	97,020	99,661	95,251	119,946	124,356	136,710	180,810	330,750
Total Cumulative	\$ 70,560	\$ 229,320	\$ 401,295	\$ 498,315	\$ 597,976	\$ 693,228	\$ 813,174	\$ 937,529	\$ 1,074,239	\$ 1,255,049	\$ 1,585,799
Capital Cost											
minus amount in DCC account		\$ 5,060,000									
minus developer contribution		\$ 229,320									
Total borrowing		\$ 1,094,000									
MFA interest rate		\$ 3,736,680									
sinking fund factor		0.069									
Total factor		0.03024									
annual debt payment		0.09924									
Road Maintenance Costs	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828	\$ 370,828
Total Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
Water Service- Commercial	\$ -	\$ -	\$ 22,800.00	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ -	\$ -	\$ -
Sewer Collection System Lev	0	0	5,377	5,377	7,358	11,320	14,999	18,961	20,376	21,791	21,791
Additional Property Tax in each year	\$ 47,858	\$ 69,472	\$ 70,184	\$ 70,184	\$ 77,167	\$ 86,123	\$ 97,025	\$ 107,786	\$ 110,044	\$ 112,159	\$ 112,159
DCC Revenues	\$ -	\$ 171,975	\$ 97,020	\$ 97,020	\$ 99,661	\$ 95,251	\$ 119,946	\$ 124,356	\$ 136,710	\$ 180,810	\$ 330,750
Total Revenues	\$ 47,858	\$ 269,624	\$ 172,581	\$ 172,581	\$ 192,587	\$ 209,494	\$ 247,570	\$ 267,903	\$ 273,130	\$ 320,760	\$ 464,700
Annual Balance	\$ (322,970)	\$ (114,704)	\$ (114,704)	\$ (211,747)	\$ (191,742)	\$ (174,834)	\$ (136,758)	\$ (116,425)	\$ (111,199)	\$ (63,569)	\$ 80,371
Cumulative Balance	\$ (322,970)	\$ (437,675)	\$ (437,675)	\$ (649,421)	\$ (841,163)	\$ (1,015,997)	\$ (1,152,755)	\$ (1,269,180)	\$ (1,380,379)	\$ (1,443,948)	\$ (1,363,576)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
0	0	0	0	0	0	0	0	0	0	0
4410	4410	4410	4410	4410	4410	4410	4410	4410	4410	4410
\$	1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430	\$ 1,424,430
\$	1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799	\$ 1,585,799
370,828	370,828	370,828	370,828	370,828	370,828	370,828	370,828	370,828	370,828	370,828
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	384,329	\$ 384,330	\$ 384,331	\$ 384,332	\$ 384,333	\$ 384,334	\$ 384,335	\$ 384,336	\$ 384,337	\$ 384,338
32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828
\$	112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159
\$	144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987
\$	(239,343)	\$ (239,344)	\$ (239,345)	\$ (239,346)	\$ (239,347)	\$ (239,348)	\$ (239,349)	\$ (239,350)	\$ (239,351)	\$ (239,352)
\$	(1,602,919)	\$ (1,842,262)	\$ (2,081,607)	\$ (2,320,953)	\$ (2,560,299)	\$ (2,799,647)	\$ (3,038,995)	\$ (3,278,345)	\$ (3,517,696)	\$ (3,757,047)

High Development Scenario	No DCC after yr 10		and no additional property tax (except for road maintenance costs)										20 Yr Borrowing			Review DCC for UCB	
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012		
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2		
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409		
Revenue per year	-	-	101,407	-	-	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336		
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 265,422	\$ 292,758	\$ 320,094	\$ 347,430	\$ 374,766		
General Residential units	118	129	134	130	136	136	137	143	144	174	174	174	174	174	174		
Revised DCC for TC Road paid by UCB and SW + Tynd	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752		
Revenue per year	324736	355008	368768	357760	374272	374272	377024	393536	396288	478848	478848	478848	478848	478848	478848		
Cumulative revenue	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 4,279,360	\$ 4,758,208	\$ 5,237,056	\$ 5,715,904	\$ 6,194,752		
Town Centre plus General																	
Total per year	324,736	355,008	470,175	357,760	374,272	401,608	404,360	420,872	423,624	506,184	506,184	506,184	506,184	506,184	506,184		
Total Cumulative	\$ 324,736	\$ 679,744	\$ 1,149,919	\$ 1,507,679	\$ 1,881,951	\$ 2,283,559	\$ 2,687,919	\$ 3,108,790	\$ 3,532,414	\$ 4,038,598	\$ 4,538,782	\$ 5,038,966	\$ 5,539,150	\$ 6,039,334	\$ 6,539,518		
Capital Cost																	
minus amount in DCC account																	
minus developer contribution																	
Total borrowing																	
MFA interest rate																	
sinking fund factor																	
Total factor																	
annual debt payment																	
Road Maintenance Costs																	
Total Costs	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128		
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 18,000.00	\$ 24,000.00	\$ 30,000.00	\$ 36,000.00	\$ 42,000.00	\$ 48,000.00	\$ 54,000.00	\$ 60,000.00		
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 15,600.00	\$ 16,800.00	\$ 18,000.00	\$ 19,200.00	\$ 20,400.00	\$ 21,600.00	\$ 22,800.00		
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	38,922	47,000	55,075	63,150	71,225	79,300		
Tax revenues above existing revenues	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500		
DCC Revenues	\$ -	\$ -	\$ 470,175	\$ 357,760	\$ 374,272	\$ 401,608	\$ 404,360	\$ 420,872	\$ 423,624	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184		
Total Revenues	\$ 13,500	\$ 523,716	\$ 523,716	\$ 378,901	\$ 395,413	\$ 443,511	\$ 460,606	\$ 484,544	\$ 497,971	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912		
Annual Balance	\$ (312,628)	\$ 184,088	\$ 184,088	\$ 39,273	\$ 55,785	\$ 103,883	\$ 120,978	\$ 144,916	\$ 158,343	\$ 221,284	\$ 221,284	\$ 221,284	\$ 221,284	\$ 221,284	\$ 221,284		
Cumulative Balance	\$ (312,628)	\$ (128,540)	\$ (128,540)	\$ (89,267)	\$ (33,482)	\$ 70,401	\$ 191,378	\$ 336,294	\$ 494,637	\$ 715,921	\$ 937,165	\$ 1,158,353	\$ 1,379,541	\$ 1,600,729	\$ 1,821,917		

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
\$	3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
\$	4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598
\$	326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	339,629	\$ 339,630	\$ 339,631	\$ 339,632	\$ 339,633	\$ 339,634	\$ 339,635	\$ 339,636	\$ 339,637	\$ 339,638
\$	32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$	13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328	\$ 46,328
\$	(293,301)	\$ (293,302)	\$ (293,303)	\$ (293,304)	\$ (293,305)	\$ (293,306)	\$ (293,307)	\$ (293,308)	\$ (293,309)	\$ (293,310)
\$	129,320	\$ (163,983)	\$ (457,286)	\$ (750,590)	\$ (1,043,895)	\$ (1,337,201)	\$ (1,630,508)	\$ (1,923,816)	\$ (2,217,125)	\$ (2,510,435)



Low Development Scenario	NO DCC after yr 10										and property tax (except to pay for road) not included				20 Yr Borrowing			Revised DCC for UCB	
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2005	2006	2007	2008	2007	2008		
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0	6.2	0	0	0	0	0		
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409		
Revenue per year	-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-	27,336	-	-	-	-	-		
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369		
General Residential units	118	129	134	130	136	136	137	143	144	174	0	143	144	174	0	0	0		
Revised DCC for TC Road	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752		
paid by UCB and SW + Tynd	324,736	355,008	368,768	357,760	374,272	374,272	377,024	393,536	396,288	478,848	0	393,536	396,288	478,848	0	0	0		
Revenue per year	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,321,664	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881		
Cumulative revenue	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,321,664	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881		
Town Centre plus General																			
Total per year	\$ 324,736	\$ 355,008	\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ 0	\$ 396,288	\$ 396,288	\$ 478,848	\$ 0	\$ 0	\$ 0		
Total Cumulative	\$ 324,736	\$ 679,744	\$ 1,114,647	\$ 1,472,407	\$ 1,866,960	\$ 2,261,514	\$ 2,665,874	\$ 3,086,745	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881		
Capital Cost																			
minus amount in DCC account	\$ 5,060,000																		
minus developer contribution	\$ 679,744																		
Total borrowing	\$ 1,094,000																		
MFA interest rate	0.069																		
sinking fund factor	0.03024																		
Total factor	0.09924																		
annual debt payment	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128		
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500		
Total Costs	\$ 326,128	\$ 326,128	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628		
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00		
Water Service - Commercial	\$ -	\$ -	\$ 22,800.00	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00	\$ 10,800.00		
Sewer Collection System Lev	0	0	\$ 5,377	\$ 5,377	\$ 7,358	\$ 11,320	\$ 14,999	\$ 18,961	\$ 20,376	\$ 21,791	\$ 21,791	\$ 20,376	\$ 21,791	\$ 21,791	\$ 21,791	\$ 21,791	\$ 21,791		
Additional Property Tax in each year	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500		
DCC Revenues	\$ -	\$ -	\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ -	\$ 396,288	\$ 396,288	\$ 478,848	\$ -	\$ -	\$ -		
Total Revenues	\$ 13,500	\$ 13,500	\$ 476,580	\$ 376,637	\$ 423,811	\$ 436,173	\$ 448,459	\$ 470,133	\$ 436,164	\$ 520,139	\$ 35,291	\$ 436,164	\$ 436,164	\$ 520,139	\$ 35,291	\$ 35,291	\$ 35,291		
Annual Balance	\$ (312,628)	\$ (312,628)	\$ 136,952	\$ 37,009	\$ 84,183	\$ 96,545	\$ 108,831	\$ 130,505	\$ 96,536	\$ 180,511	\$ (304,337)	\$ 96,536	\$ 96,536	\$ 180,511	\$ (304,337)	\$ (304,337)	\$ (304,337)		
Cumulative Balance	\$ (312,628)	\$ (312,628)	\$ (175,676)	\$ (138,667)	\$ (54,484)	\$ 42,062	\$ 150,892	\$ 281,397	\$ 377,933	\$ 558,444	\$ 254,107	\$ 377,933	\$ 377,933	\$ 558,444	\$ 254,107	\$ 254,107	\$ 254,107		

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369
	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
\$	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512
\$	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881
\$	326,128	326,128	326,128	326,128	326,128	326,128	326,128	326,128	326,128	326,128
\$	13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$	339,629	339,630	339,631	339,632	339,633	339,634	339,635	339,636	339,637	339,638
\$	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828
\$	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500
\$	-	-	-	-	-	-	-	-	-	-
\$	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328
\$	(293,301)	(293,302)	(293,303)	(293,304)	(293,305)	(293,306)	(293,307)	(293,308)	(293,309)	(293,310)
\$	(39,194)	(332,496)	(625,799)	(919,103)	(1,212,408)	(1,505,714)	(1,799,021)	(2,092,329)	(2,385,638)	(2,678,949)

High Development Scenario (6)	No DCC after yr 10										Revised DCC for UCB													
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008		
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	0	
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	
Revenue per year	-	-	101,407	-	-	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	0	
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 265,422	\$ 292,758	\$ 320,094	\$ 347,430	\$ 374,766	\$ 402,102	\$ 429,438	\$ 456,774	\$ 484,110	\$ 511,446	\$ 538,782	\$ 566,118	\$ 593,454	
General Residential units	118	129	134	130	136	136	137	143	144	144	144	144	144	144	144	144	144	144	144	144	144	144	0	
Revised DCC for TC Road paid by UCB and SW + Tynd	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	
Revenue per year	324,736	355,008	368,768	357,760	374,272	374,272	377,024	393,536	396,288	404,360	404,360	404,360	420,872	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	
Cumulative revenue	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,718,176	\$ 4,114,688	\$ 4,511,200	\$ 4,907,712	\$ 5,304,224	\$ 5,700,736	\$ 6,097,248	\$ 6,493,760	\$ 6,890,272	\$ 7,286,784	\$ 7,683,296	\$ 8,079,808	\$ 8,476,320	\$ 8,872,832	
Town Centre plus General																								
Total per year	324,736	355,008	470,175	357,760	374,272	401,608	404,360	420,872	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	423,624	
Total Cumulative	\$ 324,736	\$ 679,744	\$ 1,149,919	\$ 1,507,679	\$ 1,881,951	\$ 2,283,559	\$ 2,687,919	\$ 3,108,790	\$ 3,532,414	\$ 3,956,038	\$ 4,379,652	\$ 4,803,266	\$ 5,226,880	\$ 5,650,494	\$ 6,074,108	\$ 6,497,722	\$ 6,921,336	\$ 7,344,950	\$ 7,768,564	\$ 8,192,178	\$ 8,615,792	\$ 9,039,406	\$ 9,463,020	
Capital Cost																								
minus amount in DCC account		\$ 5,060,000																						
minus developer contribution		\$ 679,744																						
Total borrowing		\$ 1,094,000																						
MFA interest rate		0.069																						
sinking fund factor		0.03024																						
Total factor		0.09924																						
annual debt payment		\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	
Road Maintenance Costs		\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	
Total Costs		\$ 326,128	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	\$ 339,628	
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	\$ 14,400.00	
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	38,922	47,000	55,075	63,150	71,225	79,300	87,375	95,450	103,525	111,600	119,675	127,750	135,825	143,900	
Tax revenues above existing revenues	\$ 47,858	\$ 79,922	\$ 80,635	\$ 81,347	\$ 82,059	\$ 82,771	\$ 83,483	\$ 84,195	\$ 84,907	\$ 85,619	\$ 86,331	\$ 87,043	\$ 87,755	\$ 88,467	\$ 89,179	\$ 89,891	\$ 90,603	\$ 91,315	\$ 92,027	\$ 92,739	\$ 93,451	\$ 94,163	\$ 94,875	
DCC Revenues		\$ 47,858	\$ 470,175	\$ 357,760	\$ 374,272	\$ 401,608	\$ 404,360	\$ 420,872	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624	\$ 423,624
Total Revenues	\$ 47,858	\$ 590,138	\$ 446,036	\$ 463,260	\$ 522,457	\$ 552,588	\$ 582,719	\$ 612,850	\$ 642,981	\$ 673,112	\$ 703,243	\$ 733,374	\$ 763,505	\$ 793,636	\$ 823,767	\$ 853,898	\$ 884,029	\$ 914,160	\$ 944,291	\$ 974,422	\$ 1,004,553	\$ 1,034,684	\$ 1,064,815	
Annual Balance	\$ (278,270)	\$ 250,510	\$ 106,408	\$ 123,632	\$ 182,829	\$ 212,960	\$ 243,091	\$ 273,222	\$ 303,353	\$ 333,484	\$ 363,615	\$ 393,746	\$ 423,877	\$ 454,008	\$ 484,139	\$ 514,270	\$ 544,401	\$ 574,532	\$ 604,663	\$ 634,794	\$ 664,925	\$ 695,056	\$ 725,187	
Cumulative Balance	\$ (278,270)	\$ (27,760)	\$ 78,648	\$ 202,280	\$ 385,109	\$ 598,069	\$ 841,029	\$ 1,124,989	\$ 1,448,949	\$ 1,812,909	\$ 2,226,869	\$ 2,690,829	\$ 3,204,789	\$ 3,768,749	\$ 4,382,709	\$ 5,046,669	\$ 5,760,629	\$ 6,524,589	\$ 7,338,549	\$ 8,202,509	\$ 9,116,469	\$ 10,080,429	\$ 11,094,389	

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
0	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598
\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510	\$ 13,511
\$ 339,629	\$ 339,630	\$ 339,631	\$ 339,632	\$ 339,633	\$ 339,634	\$ 339,635	\$ 339,636	\$ 339,637	\$ 339,638	\$ 339,639
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234
\$ (165,395)	\$ (165,396)	\$ (165,397)	\$ (165,398)	\$ (165,399)	\$ (165,400)	\$ (165,401)	\$ (165,402)	\$ (165,403)	\$ (165,404)	\$ (165,405)
\$ 1,144,112	\$ 978,716	\$ 813,318	\$ 647,920	\$ 482,521	\$ 317,120	\$ 151,719	\$ (13,684)	\$ (179,087)	\$ (344,491)	\$ (688,982)

Low Development Scenario	NO DCC after yr 10	1998	1999	20 yr borrowing			Revised DCC			2003	2004	2005	2006	2007	2008
				2000	2001	2002	2003	2004	2005	2006	2007	2008			
Town Centre Commercial unit	0	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0	2007	2008	
Charge per unit		4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	
Revenue per year		-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-	-	-	
Cumulative revenues	\$	-	-	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	
General Residential units		118	129	134	130	136	136	137	143	144	174	0	0	0	
Revised DCC for TC Road															
paid by UCB and SW + Tynd		2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	
Revenue per year		324736	355008	368768	357760	374272	374272	377024	393536	396288	478848	478848	478848	478848	
Cumulative revenue	\$	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	
Town Centre plus General															
Total per year		324,736	355,008	434,903	357,760	394,553	394,553	404,360	420,872	396,288	478,848	478,848	478,848	478,848	
Total Cumulative	\$	\$ 324,736	\$ 679,744	\$ 1,114,647	\$ 1,472,407	\$ 1,866,960	\$ 2,261,514	\$ 2,665,874	\$ 3,086,745	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	
Capital Cost															
minus amount in DCC account			\$ 5,060,000												
minus developer contribution			\$ 679,744												
Total borrowing			\$ 1,094,000												
MFA interest rate			\$ 3,286,256												
sinking fund factor			0.069												
Total factor			0.03024												
annual debt payment			0.09924												
Road Maintenance Costs															
Total Costs			\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	
Water Service - Residential	\$	-	-	-	-	0	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	
Water Service - Commercial	\$	-	-	22,800.00	-	8400	10,800.00	9,600.00	10,800.00	-	-	-	-	-	
Sewer Collection System Lev	0	0	0	5,377	5,377	7,358	11,320	14,999	18,961	20,376	21,791	21,791	21,791	21,791	
Additional Property Tax in each year	\$	47,858	47,858	69,472	70,184	77,167	86,123	97,025	107,786	110,044	112,159	112,159	112,159	112,159	
DCC Revenues	\$			\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ 478,848	\$ 478,848	\$ 478,848	
Total Revenues	\$	47,858	47,858	532,552	433,321	487,479	508,796	531,984	564,419	532,708	618,798	618,798	618,798	618,798	
Annual Balance	\$	(278,270)	(278,270)	192,924	93,693	147,850	169,168	192,356	224,791	193,079	279,169	279,169	279,169	279,169	
Cumulative Balance	\$	(278,270)	(278,270)	(85,346)	8,347	156,197	325,365	517,721	742,512	935,592	1,214,761	1,214,761	1,214,761	1,214,761	

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
	0	0	0	0	0	0	0	0	0	0
	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
	0	0	0	0	0	0	0	0	0	0
	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881
	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128	\$ 326,128
	\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
	\$ 339,629	\$ 339,630	\$ 339,631	\$ 339,632	\$ 339,633	\$ 339,634	\$ 339,635	\$ 339,636	\$ 339,637	\$ 339,638
	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987
	\$ (194,643)	\$ (194,644)	\$ (194,645)	\$ (194,646)	\$ (194,647)	\$ (194,648)	\$ (194,649)	\$ (194,650)	\$ (194,651)	\$ (194,652)
	\$ 814,440	\$ 619,796	\$ 425,152	\$ 230,506	\$ 35,860	\$ (158,788)	\$ (353,436)	\$ (548,086)	\$ (742,736)	\$ (937,388)

High Development Scenario (1)	No DCC after yr 10										
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	101,407	101,407	101,407	27,336	27,336	27,336	27,336	27,336	-
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086
General Residential units	118	129	134	130	136	137	143	144	174	174	0
Revised DCC for TC Road	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
paid by UCB and SW + Tynd	324,736	355,008	368,768	357,760	374,272	377,024	393,536	396,288	478,848	478,848	0
Revenue per year	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512
Cumulative revenue	\$ -	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512
Town Centre plus General	324,736	355,008	470,175	357,760	374,272	404,360	420,872	423,624	506,184	506,184	-
Total per year	\$ 324,736	\$ 679,744	\$ 1,149,919	\$ 1,507,679	\$ 1,881,951	\$ 2,283,559	\$ 2,687,919	\$ 3,108,790	\$ 3,532,414	\$ 4,038,598	\$ 4,038,598
Total Cumulative	\$ -	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512
Capital Cost	\$ 5,060,000										
minus amount in DCC account	\$ 679,744										
minus developer contribution	\$ 1,094,000										
Total borrowing	\$ 3,286,256										
MFA interest rate	0.069										
sinking fund factor 10yr	0.079505										
Total factor	0.148505										
annual debt payment	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Total Costs	\$ 488,025	\$ 488,025	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 18,000.00	\$ -	\$ -
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ 0	\$ 10,800.00	\$ 13,200.00	\$ 14,400.00	\$ 12,000.00	\$ 8,400.00	\$ -
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	32,828	32,828
Tax revenues above existing revenues	\$ 47,858	\$ 79,922	\$ 80,635	\$ 81,347	\$ 92,446	\$ 105,482	\$ 118,340	\$ 133,045	\$ 141,406	\$ 141,406	\$ 141,406
DCC Revenues	\$ -	\$ 470,175	\$ 357,760	\$ 374,272	\$ 401,608	\$ 404,360	\$ 420,872	\$ 423,624	\$ 506,184	\$ -	\$ -
Total Revenues	\$ 47,858	\$ 590,138	\$ 446,036	\$ 446,036	\$ 463,260	\$ 522,457	\$ 552,588	\$ 589,384	\$ 617,516	\$ 688,817	\$ 174,234
Annual Balance	\$ (440,167)	\$ 88,613	\$ (55,490)	\$ (38,265)	\$ 20,932	\$ 51,062	\$ 87,858	\$ 115,991	\$ 187,292	\$ (327,292)	\$ (327,292)
Cumulative Balance	\$ (440,167)	\$ (351,555)	\$ (407,044)	\$ (445,310)	\$ (424,378)	\$ (373,316)	\$ (285,457)	\$ (169,467)	\$ 17,825	\$ (309,467)	\$ (309,467)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
0	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
0	0	0	0	0	0	0	0	0	0	0
\$	3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
\$	4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510
\$	32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$	141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406	\$ 141,406
\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$	174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234	\$ 174,234
\$	160,733	\$ 160,732	\$ 160,731	\$ 160,730	\$ 160,729	\$ 160,728	\$ 160,727	\$ 160,726	\$ 160,725	\$ 160,724
\$	(148,734)	\$ 11,998	\$ 172,728	\$ 333,458	\$ 494,187	\$ 654,914	\$ 815,641	\$ 976,367	\$ 1,137,092	\$ 1,297,815



Low Development Scenario	NO DCC after yr 10	10 yr borrowing				Revised DCC for UCB					
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
General Residential units	118	129	134	130	136	136	137	143	144	174	0
Revised DCC for TC Road	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
paid by UCB and SW + Tynd	324736	355008	368768	357760	374272	374272	377024	393536	396288	478848	478848
Revenue per year	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512
Cumulative revenue	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512
Town Centre plus General											
Total per year	\$ 324,736	\$ 679,744	\$ 1,114,647	\$ 1,472,407	\$ 1,866,960	\$ 2,261,514	\$ 2,665,874	\$ 3,086,745	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881
Total Cumulative	\$ 324,736	\$ 679,744	\$ 1,114,647	\$ 1,472,407	\$ 1,866,960	\$ 2,261,514	\$ 2,665,874	\$ 3,086,745	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881
Capital Cost		\$ 5,060,000									
minus amount in DCC account		\$ 679,744									
minus developer contribution		\$ 1,094,000									
Total borrowing		\$ 3,286,256									
MFA interest rate		0.069									
sinking fund factor 10yr		0.079505									
Total factor		0.148505									
annual debt payment	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Total Costs	\$ 488,025	\$ 488,025	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
Water Service- Commercial	\$ -	\$ -	\$ 22,800.00	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ -	\$ -	\$ -
Sewer Collection System Lev	0	0	5,377	5,377	7,358	11,320	14,999	18,961	20,376	21,791	21,791
Additional Property Tax in each year	\$ 47,858	\$ 47,858	\$ 69,472	\$ 70,184	\$ 77,167	\$ 86,123	\$ 97,025	\$ 107,786	\$ 110,044	\$ 112,159	\$ 112,159
DCC Revenues	\$ -	\$ -	\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ -
Total Revenues	\$ 47,858	\$ 47,858	\$ 532,552	\$ 433,321	\$ 487,479	\$ 508,796	\$ 531,984	\$ 564,419	\$ 532,708	\$ 618,798	\$ 133,950
Annual Balance	\$ (440,167)	\$ (440,167)	\$ 31,026	\$ (68,204)	\$ (14,047)	\$ 7,270	\$ 30,459	\$ 62,893	\$ 31,182	\$ 117,272	\$ (367,576)
Cumulative Balance	\$ (440,167)	\$ (440,167)	\$ (409,141)	\$ (477,345)	\$ (491,392)	\$ (484,122)	\$ (453,663)	\$ (390,770)	\$ (359,588)	\$ (242,316)	\$ (609,892)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
2009	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369
0	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881	\$ 3,961,881
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,510	\$ 13,510
\$ 13,501	\$ 13,502	\$ 13,503	\$ 13,504	\$ 13,505	\$ 13,506	\$ 13,507	\$ 13,508	\$ 13,509	\$ 13,509	\$ 13,510
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159	\$ 112,159
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987	\$ 144,987
\$ 131,486	\$ 131,485	\$ 131,484	\$ 131,483	\$ 131,482	\$ 131,481	\$ 131,480	\$ 131,479	\$ 131,478	\$ 131,478	\$ 131,477
\$ (478,406)	\$ (346,921)	\$ (215,438)	\$ (83,955)	\$ 47,526	\$ 179,007	\$ 310,486	\$ 441,965	\$ 573,442	\$ 704,919	\$ 704,919

High Development Scenario (No DCC after yr 10)	and no additional property tax (except for road maintenance costs)										10 yr borrowing			Revised DCC for UCB		
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
Town Centre Commercial unit	0	0	23	0	0	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	0
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
Revenue per year	-	-	101,407	-	-	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	27,336	-
Cumulative revenues	\$ -	\$ -	\$ 101,407	\$ 101,407	\$ 101,407	\$ 128,743	\$ 156,079	\$ 183,414	\$ 210,750	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
General Residential units	118	129	134	130	136	136	137	143	144	174	174	174	174	174	174	0
Revised DCC for TC Road	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
paid by UCB and SW + Tynd	324,736	355,008	368,768	357,760	374,272	374,272	377,024	393,536	396,288	478,848	478,848	478,848	478,848	478,848	478,848	478,848
Cumulative revenue	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
Town Centre plus General	324,736	355,008	470,175	357,760	374,272	401,608	404,360	420,872	423,624	506,184	506,184	506,184	506,184	506,184	506,184	506,184
Total per year	\$ 324,736	\$ 679,744	\$ 1,149,919	\$ 1,507,679	\$ 1,881,951	\$ 2,283,559	\$ 2,687,919	\$ 3,108,790	\$ 3,532,414	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598
Total Cumulative	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Cost		\$ 5,060,000														
minus amount in DCC account		\$ 679,744														
minus developer contribution		\$ 1,094,000														
Total borrowing		\$ 3,286,256														
MFA interest rate		0.069														
sinking fund factor 10yr		0.079505														
Total factor		0.148505														
annual debt payment	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025
Road Maintenance Costs	\$ -	\$ -	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
Total Costs	\$ 488,025	\$ 488,025	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525	\$ 501,525
Water Service Connection Re	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water Connection - Commercial	\$ -	\$ -	\$ 32,400.00	\$ -	\$ -	\$ 6,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00
Sewer Collection System Lev	0	0	7,641	7,641	7,641	11,603	17,546	23,772	30,847	32,828	32,828	32,828	32,828	32,828	32,828	32,828
Tax revenues above existing revenues	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
DCC Revenues	\$ -	\$ -	\$ 470,175	\$ 357,760	\$ 374,272	\$ 401,608	\$ 404,360	\$ 420,872	\$ 423,624	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184	\$ 506,184
Total Revenues	\$ 13,500	\$ 13,500	\$ 523,716	\$ 378,901	\$ 395,413	\$ 443,511	\$ 460,606	\$ 484,544	\$ 497,971	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912	\$ 560,912
Annual Balance	\$ (474,525)	\$ (474,525)	\$ 22,191	\$ (122,624)	\$ (106,112)	\$ (58,015)	\$ (40,920)	\$ (16,982)	\$ (3,555)	\$ 59,386	\$ (455,197)	\$ (455,197)	\$ (455,197)	\$ (455,197)	\$ (455,197)	\$ (455,197)
Cumulative Balance	\$ -	\$ (474,525)	\$ (452,335)	\$ (574,959)	\$ (681,072)	\$ (739,086)	\$ (780,006)	\$ (796,988)	\$ (800,542)	\$ (741,156)	\$ (1,196,353)	\$ (1,196,353)	\$ (1,196,353)	\$ (1,196,353)	\$ (1,196,353)	\$ (1,196,353)

	2010	2011	2012	2013	2014	2015	2016	2017	2018
2009									
0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086	\$ 238,086
0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
0	0	0	0	0	0	0	0	0	0
\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512
\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598	\$ 4,038,598
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828	\$ 32,828
\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328
\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
32,827	32,826	32,825	32,824	32,823	32,822	32,821	32,820	32,819	32,818
\$ (1,163,526)	\$ (1,130,700)	\$ (1,097,875)	\$ (1,065,051)	\$ (1,032,228)	\$ (999,406)	\$ (966,585)	\$ (933,765)	\$ (900,946)	\$ (868,128)

Low Development Scenario (NO DCC after yr 10)	and property tax (except to pay for road) not included										10 yr Borrowing			Revised DCC for UCB		
	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2005	2006	2007	2008	
Town Centre Commercial unit	0	0	15	0	4.6	4.6	6.2	6.2	0	0	0	6.2	0	0	0	
Charge per unit	4409.56	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	
Revenue per year	-	-	66,135	-	20,281	20,281	27,336	27,336	-	-	-	27,336	-	-	-	
Cumulative revenues	\$ -	\$ -	\$ 66,135	\$ 66,135	\$ 86,416	\$ 106,698	\$ 134,034	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	\$ 161,369	
General Residential units	118	129	134	130	136	136	137	143	144	174	0	143	174	0	0	
Revised DCC for TC Road	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	
paid by UCB and SW + Tynd	324736	355008	368768	357760	374272	374272	377024	393536	396288	478848	0	396288	478848	0	0	
Revenue per year	\$ 324,736	\$ 679,744	\$ 1,048,512	\$ 1,406,272	\$ 1,780,544	\$ 2,154,816	\$ 2,531,840	\$ 2,925,376	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,321,664	\$ 3,800,512	\$ 3,800,512	\$ 3,800,512	
Cumulative revenue																
Town Centre plus General																
Total per year	\$ 324,736	\$ 355,008	\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ -	\$ 420,872	\$ 396,288	\$ 478,848	\$ -	
Total Cumulative	\$ 324,736	\$ 679,744	\$ 1,114,647	\$ 1,472,407	\$ 1,866,960	\$ 2,261,514	\$ 2,665,874	\$ 3,086,745	\$ 3,483,033	\$ 3,961,881	\$ -	\$ 3,483,033	\$ 3,961,881	\$ 3,961,881	\$ -	
Capital Cost																
minus amount in DCC account	\$ 5,060,000															
minus developer contribution	\$ 679,744															
Total borrowing	\$ 1,094,000															
MFA interest rate	\$ 3,286,256															
sinking fund factor 10yr	0.069															
Total factor	0.079505															
annual debt payment	0.148505															
Road Maintenance Costs	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	\$ 488,025	
Total Costs	\$ -	\$ -	\$ 22,800.00	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	
Water Service - Residential	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	
Water Service- Commercial	\$ -	\$ -	\$ -	\$ -	\$ 8400	\$ 10,800.00	\$ 9,600.00	\$ 10,800.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ 6,000.00	\$ -	
Sewer Collection System Lev	0	0	5,377	5,377	7,358	11,320	14,999	18,961	20,376	21,791	21,791	20,376	21,791	21,791	21,791	
Additional Property Tax in each year	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	\$ 13,500	
DCC Revenues	\$ -	\$ -	\$ 434,903	\$ 357,760	\$ 394,553	\$ 394,553	\$ 404,360	\$ 420,872	\$ 396,288	\$ 478,848	\$ -	\$ 420,872	\$ 396,288	\$ 478,848	\$ -	
Total Revenues	\$ 13,500	\$ 476,580	\$ 423,811	\$ 376,637	\$ 423,811	\$ 436,173	\$ 448,459	\$ 470,133	\$ 436,164	\$ 520,139	\$ 35,291	\$ 470,133	\$ 436,164	\$ 520,139	\$ 35,291	
Annual Balance	\$ (474,525)	\$ (24,945)	\$ (77,714)	\$ (65,352)	\$ (53,067)	\$ (31,393)	\$ (65,361)	\$ (851,885)	\$ (917,246)	\$ (898,633)	\$ (1,364,867)	\$ (851,885)	\$ (917,246)	\$ (898,633)	\$ (1,364,867)	
Cumulative Balance	\$ -	\$ (474,525)	\$ (499,471)	\$ (624,359)	\$ (702,073)	\$ (767,425)	\$ (820,492)	\$ (851,885)	\$ (917,246)	\$ (898,633)	\$ (1,364,867)	\$ (851,885)	\$ (917,246)	\$ (898,633)	\$ (1,364,867)	

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	0	0	0	0	0	0	0	0	0	0
4409	4409	4409	4409	4409	4409	4409	4409	4409	4409	4409
\$	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369	161,369
0	0	0	0	0	0	0	0	0	0	0
2752	2752	2752	2752	2752	2752	2752	2752	2752	2752	2752
0	0	0	0	0	0	0	0	0	0	0
\$	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512	3,800,512
\$	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881	3,961,881
\$	13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$	13,501	13,502	13,503	13,504	13,505	13,506	13,507	13,508	13,509	13,510
\$	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828	32,828
\$	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500
\$	-	-	-	-	-	-	-	-	-	-
\$	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328	46,328
\$	32,827	32,826	32,825	32,824	32,823	32,822	32,821	32,820	32,819	32,818
\$	(1,332,040)	(1,299,214)	(1,266,389)	(1,233,565)	(1,200,742)	(1,167,920)	(1,135,099)	(1,102,279)	(1,069,460)	(1,036,642)