Incremental Revenues and Costs for the City of Winnipeg

Appendix B

Revenues			1	2	3	4	5	6	7	8	9	10	11	12
Municipal Taxes														
Single Family Homes		7,500	$985,872	$1,956,956	$2,917,958	$3,870,120	$4,814,165	$5,750,590	$6,679,770	$7,602,001	$8,517,529	$9,426,560	$10,329,272	$11,225,823
Multi Dwellings		4,000	$214,724	$426,228	$635,536	$842,918	$1,048,532	$1,252,487	$1,454,864	$1,655,727	$1,855,130	$2,053,119	$2,249,731	$2,445,001
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$0	$0	$0	$0	$125,420	$250,840	$376,260	$501,680	$627,100	$752,520	$877,940	$1,003,360
Business Office	100 acres		$0	$0	$0	$0	$127,550	$255,100	$382,650	$510,200	$637,750	$765,300	$892,850	$1,020,400
Business Tax			$0	$0	$0	$0	$25,297	$50,594	$75,891	$101,188	$126,485	$151,782	$177,079	$202,376
Permit Fees														
Single Family Homes			$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$436,650
Multi Dwellings			$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200
Commercial/Office			$0	$0	$0	$0	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200	$73,200
Development Fees														
Per acre admin Fee			$2,475,000	$0	$0	$0	$0	$0	$0	$0	$0	$2,475,000	$0	$0
Lot Fee			$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$14,596
Total Revenue			**$4,271,042**	**$2,978,630**	**$4,148,939**	**$5,308,484**	**$6,809,611**	**$8,228,257**	**$9,638,081**	**$11,039,442**	**$12,432,640**	**$16,292,927**	**$15,195,518**	**$16,565,606**
			1	2	3	4	5	6	7	8	9	10	11	12
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000	$1,720,000			$1,720,000								
Waverley St Improvements to Existi		$1,560,000	$520,000			$520,000						$1,720,000		
Waverley/Bison Intersection improv		$960,000		$960,000								$520,000		
Bison Drive Extension		$5,120,000	$1,024,000				$1,024,000				$1,024,000			
Kenaston Extension		$42,500,000					$2,833,333	$2,833,333	$2,833,333					
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800								$3,122,480			$3,122,480	$3,122,480
Fire-Paramedic Services		$5,000,000						$2,500,000						
Police		$1,000,000												$1,000,000
Community Services		$20,500,000							$3,075,000	$3,075,000				$5,125,000
Capital Contingency		$5,000,000							$500,000				$500,000	$500,000
Total Initial Capital Costs		**$131,584,800**	**$3,264,000**	**$960,000**	**$0**	**$2,240,000**	**$3,857,333**	**$5,333,333**	**$6,408,333**	**$6,197,480**	**$1,024,000**	**$2,240,000**	**$3,622,480**	**$9,747,480**
Renewal Costs														
Regional Streets												$0	$0	$0
Local Streets												$0	$0	$0
Buildings & Parks												$0	$0	$0
Total Renewal Costs		**$224,098,888**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Capital Total		**$355,683,688**	**$3,264,000**	**$960,000**	**$0**	**$2,240,000**	**$3,857,333**	**$5,333,333**	**$6,408,333**	**$6,197,480**	**$1,024,000**	**$2,240,000**	**$3,622,480**	**$9,747,480**
Incremental Operating Costs			55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.0%	55.7%	56.4%
		units	585	1,170	1,755	2,340	2,925	3,510	4,095	4,680	5,265	5,850	6,435	7,020
Residential	$911		$293,114	$586,229	$879,343	$1,172,457	$1,465,571	$1,758,686	$2,051,800	$2,344,914	$2,638,028	$2,931,143	$3,265,293	$3,606,904
Commercial		10% of res	$0	$0	$0	$0	$57,621	$115,242	$172,862	$230,483	$288,104	$345,725	$408,479	$472,700
Transit	per year	$5,800,000	$0	$0	$0	$0	$0	$1,450,000	$1,450,000	$1,450,000	$1,450,000	$1,450,000	$2,900,000	$2,900,000
Incremental Operating Total		**$1,017,767,093**	**$293,114**	**$586,229**	**$879,343**	**$1,172,457**	**$1,523,192**	**$3,323,927**	**$3,674,662**	**$4,025,397**	**$4,376,132**	**$4,726,867**	**$6,573,771**	**$6,979,604**
Total Incremental Costs		**$1,373,450,782**	**$3,557,114**	**$1,546,229**	**$879,343**	**$3,412,457**	**$5,380,525**	**$8,657,260**	**$10,082,995**	**$10,222,877**	**$5,400,132**	**$6,966,867**	**$10,196,251**	**$16,727,084**
			1	2	3	4	5	6	7	8	9	10	11	12
Difference (Revenues - Costs)			**$713,928**	**$1,432,401**	**$3,269,596**	**$1,896,027**	**$1,429,085**	**-$429,003**	**-$444,915**	**$816,565**	**$7,032,508**	**$9,326,060**	**$4,999,267**	**-$161,478**
Cumulative Diff, 80 yrs		**$117,134,303**	**$713,928**	**$2,146,330**	**$5,415,926**	**$7,311,953**	**$8,741,038**	**$8,312,035**	**$7,867,121**	**$8,683,686**	**$15,716,195**	**$25,042,254**	**$30,041,521**	**$29,880,043**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$686,469**	**$1,324,336**	**$2,906,659**	**$1,620,732**	**$1,174,604**	**-$339,047**	**-$338,099**	**$596,656**	**$4,940,947**	**$6,300,352**	**$3,247,428**	**-$100,859**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			13	14	15	16	17	18	19	20	21	22	23	24
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$12,116,350	$13,000,978	$13,879,820	$14,752,977	$15,620,544	$16,482,609	$16,353,378	$16,233,587	$16,118,600	$16,007,240	$15,898,847	$15,792,981
Multi Dwellings		4,000	$2,638,959	$2,831,632	$3,023,045	$3,213,220	$3,402,178	$3,589,937	$3,776,514	$3,961,927	$4,146,191	$4,329,319	$4,480,650	$4,447,283
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,128,780	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,147,950	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$227,673	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$436,650	$436,650	$436,650	$436,650	$436,650	$436,650	$127,800	$0	$0	$0	$0	$0
Multi Dwellings			$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$144,200	$123,600	$0
Commercial/Office			$73,200	$73,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$14,596	$14,596	$14,596	$14,596	$14,596	$14,596	$4,272	$0	$0	$0	$0	$0
Total Revenue			**$17,928,358**	**$19,283,926**	**$20,280,981**	**$21,344,313**	**$22,400,838**	**$23,450,661**	**$23,188,834**	**$23,122,384**	**$23,191,661**	**$23,263,429**	**$23,285,767**	**$23,022,934**
			13	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000		$1,720,000										
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000	$1,024,000			$1,024,000								
Kenaston Extension		$42,500,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000	$4,250,000				
Bishop Grandin Extension		$10,520,000		$1,315,000	$1,315,000	$1,315,000	$1,315,000				$1,315,000	$1,315,000	$1,315,000	$1,315,000
West boundary (Bishop to Perimete		$1,320,000		$165,000	$165,000	$165,000	$165,000				$165,000	$165,000	$165,000	$165,000
Offsite Transportation Improvement		$31,224,800						$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480	$3,122,480
Fire-Paramedic Services		$5,000,000			$2,500,000									
Police		$1,000,000												
Community Services		$20,500,000	$5,125,000	$4,100,000										
Capital Contingency		$5,000,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000					
Total Initial Capital Costs		**$131,584,800**	**$10,899,000**	**$12,050,000**	**$8,730,000**	**$7,254,000**	**$6,230,000**	**$7,872,480**	**$7,872,480**	**$7,372,480**	**$4,602,480**	**$4,602,480**	**$4,602,480**	**$4,602,480**
Renewal Costs														
Regional Streets			$0	$0	$0	$0	$0	$0	$0	$0	$50,000	$50,000	$50,000	$50,000
Local Streets			$0	$0	$0	$0	$0	$0	$0	$0	$62,585	$125,171	$187,756	$250,341
Buildings & Parks			$0	$0	$0	$0	$0	$0	$0	$0	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$810,085**	**$872,671**	**$935,256**	**$997,841**
Capital Total		**$355,683,688**	**$10,899,000**	**$12,050,000**	**$8,730,000**	**$7,254,000**	**$6,230,000**	**$7,872,480**	**$7,872,480**	**$7,372,480**	**$5,412,565**	**$5,475,151**	**$5,537,736**	**$5,600,321**
Incremental Operating Costs			57.1%	57.8%	58.5%	59.2%	59.9%	60.6%	61.3%	62.0%	62.7%	63.4%	64.1%	64.8%
		units	7,605	8,190	8,775	9,360	9,945	10,530	10,825	11,000	11,175	11,350	11,500	11,500
Residential	$911		$3,955,977	$4,312,510	$4,676,505	$5,047,960	$5,426,877	$5,813,255	$6,045,145	$6,213,020	$6,383,126	$6,555,465	$6,715,437	$6,788,772
Commercial	10% of res		$538,387	$605,542	$612,875	$620,209	$627,542	$634,876	$642,209	$649,543	$656,877	$664,210	$671,544	$678,877
Transit	per year	$5,800,000	$2,900,000	$2,900,000	$2,900,000	$2,900,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$4,350,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$7,394,364**	**$7,818,052**	**$8,189,380**	**$8,568,169**	**$10,404,419**	**$10,798,131**	**$11,037,355**	**$11,212,563**	**$11,390,003**	**$11,569,675**	**$13,186,980**	**$13,267,649**
Total Incremental Costs		**$1,373,450,782**	**$18,293,364**	**$19,868,052**	**$16,919,380**	**$15,822,169**	**$16,634,419**	**$18,670,611**	**$18,909,835**	**$18,585,043**	**$16,802,568**	**$17,044,826**	**$18,724,716**	**$18,867,971**
			13	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**
Difference (Revenues - Costs)			**-$365,006**	**-$584,125**	**$3,361,601**	**$5,522,144**	**$5,766,419**	**$4,780,050**	**$4,278,999**	**$4,537,341**	**$6,389,093**	**$6,218,603**	**$4,561,051**	**$4,154,963**
Cumulative Diff, 80 yrs		**$117,134,303**	**$29,515,038**	**$28,930,912**	**$32,292,514**	**$37,814,658**	**$43,581,077**	**$48,361,127**	**$52,640,126**	**$57,177,467**	**$63,566,560**	**$69,785,163**	**$74,346,214**	**$78,501,177**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**-$219,213**	**-$337,318**	**$1,866,578**	**$2,948,318**	**$2,960,325**	**$2,359,567**	**$2,030,995**	**$2,070,783**	**$2,803,749**	**$2,623,973**	**$1,850,538**	**$1,620,940**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			25	26	27	28	29	30	31	32	33	34	35	36
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$15,689,323	$15,587,628	$15,487,701	$15,389,382	$15,292,538	$15,197,056	$15,102,839	$15,009,800	$14,917,867	$14,826,973	$14,737,058	$14,648,070
Multi Dwellings		4,000	$4,415,893	$4,385,574	$4,356,083	$4,327,280	$4,299,070	$4,271,384	$4,244,166	$4,217,375	$4,190,973	$4,164,930	$4,139,222	$4,113,824
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenue			$22,887,886	$22,755,872	$22,626,454	$22,499,332	$22,374,279	$22,251,110	$22,129,675	$22,009,845	$21,891,510	$21,774,573	$21,658,950	$21,544,564
			25	26	27	28	29	30	31	32	33	34	35	36
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000												
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000												
Kenaston Extension		$42,500,000												
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800												
Fire-Paramedic Services		$5,000,000												
Police		$1,000,000												
Community Services		$20,500,000												
Capital Contingency		$5,000,000												
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs														
Regional Streets			$50,000	$50,000	$50,000	$50,000	$50,000	$50,000	$182,763	$315,525	$448,288	$581,051	$713,813	$846,576
Local Streets			$312,927	$375,512	$438,098	$500,683	$563,268	$625,854	$688,439	$751,024	$813,610	$876,195	$938,781	$1,001,366
Buildings & Parks			$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$1,060,427**	**$1,123,012**	**$1,185,598**	**$1,248,183**	**$1,310,768**	**$1,373,354**	**$1,568,702**	**$1,764,050**	**$1,959,398**	**$2,154,746**	**$2,350,094**	**$2,545,442**
Capital Total		**$355,683,688**	**$1,060,427**	**$1,123,012**	**$1,185,598**	**$1,248,183**	**$1,310,768**	**$1,373,354**	**$1,568,702**	**$1,764,050**	**$1,959,398**	**$2,154,746**	**$2,350,094**	**$2,545,442**
Incremental Operating Costs			65.5%	66.2%	66.9%	67.6%	68.3%	69.0%	69.7%	70.4%	71.1%	71.8%	72.5%	73.2%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$6,862,108	$6,935,443	$7,008,779	$7,082,114	$7,155,450	$7,228,785	$7,302,121	$7,375,456	$7,448,792	$7,522,127	$7,595,463	$7,668,798
Commercial	10% of res		$686,211	$693,544	$700,878	$708,211	$715,545	$722,879	$730,212	$737,546	$744,879	$752,213	$759,546	$766,880
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$13,348,318**	**$13,428,987**	**$13,509,656**	**$13,590,325**	**$13,670,994**	**$13,751,664**	**$13,832,333**	**$13,913,002**	**$13,993,671**	**$14,074,340**	**$14,155,009**	**$14,235,678**
Total Incremental Costs		**$1,373,450,782**	**$14,408,745**	**$14,552,000**	**$14,695,254**	**$14,838,508**	**$14,981,763**	**$15,125,017**	**$15,401,034**	**$15,677,051**	**$15,953,069**	**$16,229,086**	**$16,505,103**	**$16,781,120**
			25	26	27	28	29	30	31	32	33	34	35	36
Difference (Revenues - Costs)			**$8,479,140**	**$8,203,873**	**$7,931,200**	**$7,660,824**	**$7,392,516**	**$7,126,093**	**$6,728,641**	**$6,332,794**	**$5,938,441**	**$5,545,487**	**$5,153,847**	**$4,763,445**
Cumulative Diff, 80 yrs		**$117,134,303**	**$86,980,317**	**$95,184,190**	**$103,115,390**	**$110,776,214**	**$118,168,730**	**$125,294,823**	**$132,023,463**	**$138,356,257**	**$144,294,698**	**$149,840,186**	**$154,994,033**	**$159,757,477**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$3,180,668**	**$2,959,048**	**$2,750,672**	**$2,554,712**	**$2,370,421**	**$2,197,107**	**$1,994,775**	**$1,805,213**	**$1,627,692**	**$1,461,525**	**$1,306,065**	**$1,160,702**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

Revenues			37	38	39	40	41	42	43	44	45	46	47	48
Municipal Taxes														
Single Family Homes		7,500	$14,559,961	$14,472,688	$14,386,212	$14,300,495	$14,215,505	$14,131,210	$14,047,584	$13,964,599	$13,882,231	$13,800,457	$13,719,256	$13,638,608
Multi Dwellings		4,000	$4,088,719	$4,063,887	$4,039,315	$4,014,987	$3,990,892	$3,967,019	$3,943,356	$3,919,894	$3,896,626	$3,873,542	$3,850,635	$3,827,899
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees														
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Development Fees														
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Revenue			**$21,431,350**	**$21,319,246**	**$21,208,196**	**$21,098,152**	**$20,989,067**	**$20,880,899**	**$20,773,610**	**$20,667,163**	**$20,561,527**	**$20,456,669**	**$20,352,561**	**$20,249,177**
			37	38	39	40	41	42	43	44	45	46	47	48
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000												
Waverley St Improvements to Existi		$1,560,000												
Waverley/Bison Intersection improv		$960,000												
Bison Drive Extension		$5,120,000												
Kenaston Extension		$42,500,000												
Bishop Grandin Extension		$10,520,000												
West boundary (Bishop to Perimete		$1,320,000												
Offsite Transportation Improvement		$31,224,800												
Fire-Paramedic Services		$5,000,000												
Police		$1,000,000												
Community Services		$20,500,000												
Capital Contingency		$5,000,000												
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs														
Regional Streets			$979,339	$1,112,101	$1,244,864	$1,377,627	$1,510,389	$1,643,152	$1,775,915	$1,908,677	$2,041,440	$2,174,203	$2,306,965	$2,439,728
Local Streets			$1,063,951	$1,126,537	$1,189,122	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707
Buildings & Parks			$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500
Total Renewal Costs		**$224,098,888**	**$2,740,790**	**$2,936,138**	**$3,131,486**	**$3,326,834**	**$3,459,597**	**$3,592,359**	**$3,725,122**	**$3,857,885**	**$3,990,647**	**$4,123,410**	**$4,256,173**	**$4,388,935**
Capital Total		**$355,683,688**	**$2,740,790**	**$2,936,138**	**$3,131,486**	**$3,326,834**	**$3,459,597**	**$3,592,359**	**$3,725,122**	**$3,857,885**	**$3,990,647**	**$4,123,410**	**$4,256,173**	**$4,388,935**
Incremental Operating Costs			73.9%	74.6%	75.3%	76.0%	76.7%	77.4%	78.1%	78.8%	79.5%	80.2%	80.9%	81.6%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$7,742,134	$7,815,469	$7,888,805	$7,962,140	$8,035,476	$8,108,811	$8,182,147	$8,255,482	$8,328,818	$8,402,153	$8,475,489	$8,548,824
Commercial	10% of res		$774,213	$781,547	$788,880	$796,214	$803,548	$810,881	$818,215	$825,548	$832,882	$840,215	$847,549	$854,882
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$14,316,347**	**$14,397,016**	**$14,477,685**	**$14,558,354**	**$14,639,023**	**$14,719,692**	**$14,800,361**	**$14,881,030**	**$14,961,699**	**$15,042,368**	**$15,123,037**	**$15,203,706**
Total Incremental Costs		**$1,373,450,782**	**$17,057,137**	**$17,333,154**	**$17,609,171**	**$17,885,188**	**$18,098,620**	**$18,312,052**	**$18,525,483**	**$18,738,915**	**$18,952,347**	**$19,165,778**	**$19,379,210**	**$19,592,642**
			37	38	39	40	41	42	43	44	45	46	47	48
Difference (Revenues - Costs)			**$4,374,213**	**$3,986,092**	**$3,599,025**	**$3,212,964**	**$2,890,447**	**$2,568,847**	**$2,248,126**	**$1,928,248**	**$1,609,180**	**$1,290,890**	**$973,351**	**$656,535**
Cumulative Diff, 80 yrs		**$117,134,303**	$164,131,690	$168,117,782	$171,716,807	$174,929,771	$177,820,218	$180,389,066	$182,637,192	$184,565,440	$186,174,620	$187,465,510	$188,438,861	$189,095,397
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**$1,024,864**	**$898,008**	**$779,623**	**$669,225**	**$578,893**	**$494,696**	**$416,282**	**$343,318**	**$275,489**	**$212,498**	**$154,064**	**$99,921**
Net Present Value, 80 yrs		**$70,645,179**												

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			49	50	51	52	53	54	55	56	57	58	59	60	total 60 years
Revenues															
Municipal Taxes															
Single Family Homes		7,500	$13,558,494	$13,478,897	$13,399,801	$13,321,189	$13,243,047	$13,165,361	$13,088,118	$13,011,305	$12,934,911	$12,858,924	$12,783,333	$12,708,128	**$764,891,075**
Multi Dwellings		4,000	$3,805,327	$3,782,914	$3,760,652	$3,738,538	$3,716,567	$3,694,734	$3,673,034	$3,651,463	$3,630,018	$3,608,696	$3,587,491	$3,566,402	**$202,793,237**
Remaining Revenue Items - use data from NDLea															
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$64,591,300
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$65,688,250
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$13,027,955
Permit Fees															
Single Family Homes			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,987,500
Multi Dwellings			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,296,000
Commercial/Office			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$732,000
Development Fees															
Per acre admin Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,950,000
Lot Fee			$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$267,000
Total Revenue			**$20,146,492**	**$20,044,481**	**$19,943,123**	**$19,842,397**	**$19,742,284**	**$19,642,765**	**$19,543,822**	**$19,445,438**	**$19,347,599**	**$19,250,289**	**$19,153,494**	**$19,057,200**	**$1,128,224,317**
			49	50	51	52	53	54	55	56	57	58	59	60	
City Costs															
Initial Capital Cost															
Waverley St Extension		$6,880,000													$6,880,000
Waverley St Improvements to Existi		$1,560,000													$1,560,000
Waverley/Bison Intersection improv		$960,000													$960,000
Bison Drive Extension		$5,120,000													$5,120,000
Kenaston Extension		$42,500,000													$42,500,000
Bishop Grandin Extension		$10,520,000													$10,520,000
West boundary (Bishop to Perimete		$1,320,000													$1,320,000
Offsite Transportation Improvement		$31,224,800													$31,224,800
Fire-Paramedic Services		$5,000,000													$5,000,000
Police		$1,000,000													$1,000,000
Community Services		$20,500,000													$20,500,000
Capital Contingency		$5,000,000													$5,000,000
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$131,584,800**
Renewal Costs															
Regional Streets			$2,572,491	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$2,705,253	$56,432,693
Local Streets			$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$1,251,707	$38,177,079
Buildings & Parks			$697,500	$3,530,800	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$697,500	$3,530,800	$33,566,600
Total Renewal Costs		**$224,098,888**	**$4,521,698**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$7,487,761**	**$128,176,372**
Capital Total		**$355,683,688**	**$4,521,698**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$7,487,761**	**$259,761,172**
Incremental Operating Costs			82.3%	83.0%	83.7%	84.4%	85.1%	85.8%	86.5%	87.2%	87.9%	88.6%	89.3%	90.0%	
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	
Residential	$911		$8,622,160	$8,695,495	$8,768,831	$8,842,166	$8,915,502	$8,988,837	$9,062,173	$9,135,508	$9,208,844	$9,282,179	$9,355,515	$9,428,850	$384,164,764
Commercial		10% of res	$862,216	$869,550	$876,883	$884,217	$891,550	$898,884	$906,217	$913,551	$920,884	$928,218	$935,551	$942,885	$39,017,629
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$271,150,000
Incremental Operating Total		**$1,017,767,093**	**$15,284,375**	**$15,365,045**	**$15,445,714**	**$15,526,383**	**$15,607,052**	**$15,687,721**	**$15,768,390**	**$15,849,059**	**$15,929,728**	**$16,010,397**	**$16,091,066**	**$16,171,735**	**$694,332,393**
Total Incremental Costs		**$1,373,450,782**	**$19,806,074**	**$22,852,805**	**$20,100,174**	**$20,180,843**	**$20,261,512**	**$20,342,182**	**$20,422,851**	**$20,503,520**	**$20,584,189**	**$20,664,858**	**$20,745,527**	**$23,659,496**	**$954,093,565**
			49	50	51	52	53	54	55	56	57	58	59	60	
Difference (Revenues - Costs)			**$340,418**	**-$2,808,324**	**-$157,051**	**-$338,446**	**-$519,228**	**-$699,417**	**-$879,029**	**-$1,058,081**	**-$1,236,589**	**-$1,414,569**	**-$1,592,033**	**-$4,602,295**	**$174,130,752**
Cumulative Diff, 80 yrs		**$117,134,303**	**$189,435,815**	**$186,627,491**	**$186,470,439**	**$186,131,993**	**$185,612,765**	**$184,913,348**	**$184,034,319**	**$182,976,238**	**$181,739,648**	**$180,325,080**	**$178,733,047**	**$174,130,752**	
Net Present Value Calculation															
Cost of Borrowing (net of inflation)		4%													
Present Value of Annual Cash Flow (Rev - Cost)			**$49,817**	**-$395,167**	**-$21,249**	**-$44,031**	**-$64,952**	**-$84,127**	**-$101,665**	**-$117,666**	**-$132,229**	**-$145,442**	**-$157,393**	**-$437,496**	**$74,263,298**
Net Present Value, 80 yrs		**$70,645,179**													

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			61	62	63	64	65	66	67	68	69	70
Revenues												
Municipal Taxes												
Single Family Homes		7,500	$12,633,300	$12,558,839	$12,484,736	$12,410,983	$12,337,571	$12,264,493	$12,191,741	$12,119,307	$12,047,186	$11,975,370
Multi Dwellings		4,000	$3,545,425	$3,524,557	$3,503,795	$3,483,137	$3,462,580	$3,442,121	$3,421,759	$3,401,491	$3,381,314	$3,361,227
Remaining Revenue Items - use data from NDLea												
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970
Permit Fees												
Single Family Homes												
Multi Dwellings												
Commercial/Office												
Development Fees												
Per acre admin Fee												
Lot Fee												
Total Revenue			$18,961,395	$18,866,066	$18,771,201	$18,676,790	$18,582,821	$18,489,284	$18,396,170	$18,303,468	$18,211,170	$18,119,267
			61	62	63	64	65	66	67	68	69	70
City Costs												
Initial Capital Cost												
Waverley St Extension		$6,880,000										
Waverley St Improvements to Existi		$1,560,000										
Waverley/Bison Intersection improv		$960,000										
Bison Drive Extension		$5,120,000										
Kenaston Extension		$42,500,000										
Bishop Grandin Extension		$10,520,000										
West boundary (Bishop to Perimete		$1,320,000										
Offsite Transportation Improvement		$31,224,800										
Fire-Paramedic Services		$5,000,000										
Police		$1,000,000										
Community Services		$20,500,000										
Capital Contingency		$5,000,000										
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Renewal Costs												
Regional Streets			2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253
Local Streets			1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707
Buildings & Parks			3,530,800	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500
Total Renewal Costs		**$224,098,888**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**
Capital Total		**$355,683,688**	**$7,487,761**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**
Incremental Operating Costs			90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500
Residential	$911		$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850
Commercial	10% of res		$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000
Incremental Operating Total		**$1,017,767,093**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**
Total Incremental Costs		**$1,373,450,782**	**$23,659,496**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**
			61	62	63	64	65	66	67	68	69	70
Difference (Revenues - Costs)			**-$4,698,101**	**-$1,960,130**	**-$2,054,994**	**-$2,149,406**	**-$2,243,375**	**-$2,336,912**	**-$2,430,026**	**-$2,522,728**	**-$2,615,026**	**-$2,706,929**
Cumulative Diff, 80 yrs		**$117,134,303**	$169,432,651	$167,472,521	$165,417,527	$163,268,121	$161,024,746	$158,687,835	$156,257,808	$153,735,081	$151,120,055	$148,413,126
Net Present Value Calculation												
Cost of Borrowing (net of inflation)		**4%**										
Present Value of Annual Cash Flow (Rev - Cost)			**-$429,426**	**-$172,273**	**-$173,664**	**-$174,656**	**-$175,281**	**-$175,567**	**-$175,540**	**-$175,228**	**-$174,653**	**-$173,837**
Net Present Value, 80 yrs		**$70,645,179**										

Incremental Revenues and Costs for the City of Winnipeg

Appendix B

			71	72	73	74	75	76	77	78	79	80	last 20 years	total 80 years
Revenues														
Municipal Taxes														
Single Family Homes		7,500	$11,903,853	$11,836,457	$11,773,161	$11,713,947	$11,658,797	$11,607,693	$11,560,616	$11,517,549	$11,478,476	$11,443,379	**$239,517,455**	**$1,004,408,530**
Multi Dwellings		4,000	$3,341,228	$3,322,148	$3,303,983	$3,286,728	$3,270,378	$3,254,930	$3,240,379	$3,226,720	$3,213,949	$3,202,064	**$67,189,913**	**$269,983,150**
Remaining Revenue Items - use data from NDLea														
Commercial	100 acres		$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$1,254,200	$25,084,000	$89,675,300
Business Office	100 acres		$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$1,275,500	$25,510,000	$91,198,250
Business Tax			$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$252,970	$5,059,400	$18,087,355
Permit Fees														
Single Family Homes													$0	$7,987,500
Multi Dwellings													$0	$3,296,000
Commercial/Office													$0	$732,000
Development Fees														
Per acre admin Fee													$0	$4,950,000
Lot Fee													$0	$267,000
Total Revenue			**$18,027,751**	**$17,941,275**	**$17,859,814**	**$17,783,345**	**$17,711,846**	**$17,645,293**	**$17,583,664**	**$17,526,939**	**$17,475,095**	**$17,428,113**	**$362,360,767**	**$1,490,585,084**
			71	72	73	74	75	76	77	78	79	80		
City Costs														
Initial Capital Cost														
Waverley St Extension		$6,880,000											$0	$6,880,000
Waverley St Improvements to Existi		$1,560,000											$0	$1,560,000
Waverley/Bison Intersection improv		$960,000											$0	$960,000
Bison Drive Extension		$5,120,000											$0	$5,120,000
Kenaston Extension		$42,500,000											$0	$42,500,000
Bishop Grandin Extension		$10,520,000											$0	$10,520,000
West boundary (Bishop to Perimete		$1,320,000											$0	$1,320,000
Offsite Transportation Improvement		$31,224,800											$0	$31,224,800
Fire-Paramedic Services		$5,000,000											$0	$5,000,000
Police		$1,000,000											$0	$1,000,000
Community Services		$20,500,000											$0	$20,500,000
Capital Contingency		$5,000,000											$0	$5,000,000
Total Initial Capital Costs		**$131,584,800**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$131,584,800**
Renewal Costs														
Regional Streets			2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	2,705,253	$54,105,067	$110,537,760
Local Streets			1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	1,251,707	$25,034,150	$63,211,228
Buildings & Parks			697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	697,500	$16,783,300	$50,349,900
Total Renewal Costs		**$224,098,888**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$95,922,517**	**$224,098,888**
Capital Total		**$355,683,688**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$4,654,461**	**$95,922,517**	**$355,683,688**
Incremental Operating Costs			90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%	90.0%		
		units	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500		
Residential	$911		$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$9,428,850	$188,577,000	$572,741,764
Commercial	10% of res		$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$942,885	$18,857,700	$57,875,329
Transit	per year	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$5,800,000	$116,000,000	$387,150,000
Incremental Operating Total		**$1,017,767,093**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$16,171,735**	**$323,434,700**	**$1,017,767,093**
Total Incremental Costs		**$1,373,450,782**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$20,826,196**	**$419,357,217**	**$1,373,450,782**
			71	72	73	74	75	76	77	78	79	80		
Difference (Revenues - Costs)			**-$2,798,445**	**-$2,884,921**	**-$2,966,382**	**-$3,042,851**	**-$3,114,350**	**-$3,180,903**	**-$3,242,532**	**-$3,299,257**	**-$3,351,101**	**-$3,398,083**	**-$56,996,449**	**$117,134,303**
Cumulative Diff, 80 yrs		**$117,134,303**	**$145,614,681**	**$142,729,760**	**$139,763,378**	**$136,720,528**	**$133,606,178**	**$130,425,275**	**$127,182,743**	**$123,883,486**	**$120,532,385**	**$117,134,303**	**last 20 years**	**total 80 years**
Net Present Value Calculation														
Cost of Borrowing (net of inflation)		**4%**												
Present Value of Annual Cash Flow (Rev - Cost)			**-$172,802**	**-$171,291**	**-$169,353**	**-$167,037**	**-$164,387**	**-$161,442**	**-$158,240**	**-$154,816**	**-$151,201**	**-$147,424**	**-$3,618,119**	**$70,645,179**
Net Present Value, 80 yrs		**$70,645,179**												

Appendix C

Waverley West - Incremental Costs & Revenues for City of Winnipeg

