

**City of St. Albert**  
**Off-Site Levy Data used to inform Bylaw 8-2026**

Item	Project Description	Cost of Completed Work	Debt Interest
<b>Roadway</b>			
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$ 17,502,822	
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$ 5,333,813	
3	Hogan Road Widening - Giroux Road to Villeneuve Road	\$ -	
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	\$ 9,832,750	
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	\$ 30,283,200	\$ 8,726,176
6	Campbell Road - From Poirier Ave to Poundmaker Road	\$ 2,645,950	
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	\$ -	
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$ 16,073,600	\$ 3,439,318
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$ 25,806,700	\$ 4,141,771
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	\$ -	\$ -
11	Giroux Road - West City Limits to Ray Gibbon Drive	\$ 3,801,042	\$ -
12	Villeneuve Road West- Phase 1	\$ -	\$ -
13	Fowler Way - from Villeneuve Road Tie-In to Hogan Road	\$ -	\$ -
14	Fowler Way	\$ 3,046,587	\$ -
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$ 4,614,633	\$ -
16	Hogan Road - Villeneuve Road to Fowler Way	\$ 2,934,899	\$ -
17	Veness Road - From South City Limit to Boudreau Road	\$ 1,009,150	\$ -
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$ 2,161,700	\$ -
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$ 3,526,945	\$ -
20	St. Albert Trail - Villeneuve Road to Neil Ross Road (Developer Led and 65% costs of SAT Phases 1 & 2)	\$ 23,288,687	\$ 5,996,258
21	St. Albert Trail - Fowler Way / Neil Ross Road to North City Limit (Developer Led)	\$ 3,700,715	\$ -
22	Intersection - Hogan Road @ Giroux Road	\$ -	\$ -
23	Intersection - Hogan Road @ Villeneuve Road	\$ -	\$ -
24	Intersection - Campbell Road @ Poundmaker Road	\$ -	\$ -
25	St. Albert Trail Phase 3- North of Everitt Drive to North of Neil Ross Road	\$ 15,979,672	\$ 4,315,362
26	St. Albert Trail Phase 4- North of Neil Ross Road to North of Ernest Blvd	\$ -	\$ -
27	Intersection - Northeast Sector Arterial @ Hogan Road	\$ -	\$ -
28	Intersection - Northeast Sector Arterial @ St. Albert Trail	\$ -	\$ -
29	Intersection - Northeast Sector Arterial @ Coal Mine Road (Sturgeon County)	\$ -	\$ -
30	St. Albert Trail Phase 5- North of Ernest Blvd to North City Limits	\$ -	\$ -
31	Villeneuve Road West- Phase 2	\$ -	\$ -
32	Hogan Road- Fowler Way to E/W Crosstown	\$ -	\$ -
33	Hogan Road- E/W Crosstown to North City Limits	\$ -	\$ -
34	Intersection - Interim 137th Avenue @ Ray Gibbon Drive	\$ -	\$ -
35	Intersection Ray Gibbon Drive @ McKenney Avenue	\$ -	\$ -
36	Bellerose Drive -Twinning from Oakmont to City Limits	\$ 2,101,350	\$ -
37	Sir Winston Churchill Twinning to Poundmaker Road	\$ -	\$ -
38	PAC East Basin Account Balance	\$ -	\$ -
39	PAC West Basin Account Balance	\$ -	\$ -
40	OLD PAC Account Balance	\$ -	\$ -
41	Villeneuve Road- East of Ray Gibbon Drive	\$ 12,271,649	\$ 1,584,238
42	Range Road 260- South of Villeneuve Road	\$ 1,659,091	\$ -
43	Range Road 253 (includes portion of Coal Mine Rd)	\$ -	\$ -
44	Poundmaker Road	\$ -	\$ -
45	Range Road 260- Villeneuve Road to E/W Crosstown	\$ -	\$ -
46	Range Road 260- E/W Crosstown to North City Limits	\$ -	\$ -
47	Sir Winston Churchill Ave- Poundmaker Road to East City Limits	\$ -	\$ -
48	Villeneuve Rd West - RR260 to RGD	\$ -	\$ -
<b>Total</b>		<b>\$ 187,574,955</b>	<b>\$ 28,203,123</b>

Future Cost					
Item	Construction Costs	Engineering Costs	Contingency	Land Costs	Total Cost of Work Yet to be Completed
<b>Roadway</b>					
1	\$ 273,196	\$ 40,979	\$ 40,979	\$ -	\$ 355,155
2	\$ 846,154	\$ 126,923	\$ 126,923	\$ -	\$ 1,100,000
3	\$ 4,790,000	\$ 718,500	\$ 718,500	\$ -	\$ 6,227,000
4	\$ 250,000	\$ 37,500	\$ 37,500	\$ -	\$ 325,000
5	\$ -	\$ -	\$ -	\$ -	\$ -
6	\$ 4,177,175	\$ 626,576	\$ 626,576	\$ -	\$ 5,430,328
7	\$ 20,052,908	\$ 3,007,936	\$ 3,007,936	\$ 1,875,000	\$ 27,943,780
8	\$ -	\$ -	\$ -	\$ -	\$ -
9	\$ -	\$ -	\$ -	\$ -	\$ -
10	\$ 13,163,962	\$ 1,974,594	\$ 1,974,594	\$ -	\$ 17,113,150
11	\$ 8,413,970	\$ 1,262,096	\$ 1,262,096	\$ -	\$ 10,938,162
12	\$ 5,070,183	\$ 760,527	\$ 760,527	\$ 1,152,000	\$ 7,743,238
13	\$ -	\$ -	\$ -	\$ -	\$ -
14	\$ 43,893,394	\$ 6,584,009	\$ 6,584,009	\$ 2,442,000	\$ 59,503,413
15	\$ 17,294,917	\$ 2,594,238	\$ 2,594,238	\$ 1,379,000	\$ 23,862,392
16	\$ 3,345,677	\$ 501,852	\$ 501,852	\$ -	\$ 4,349,381
17	\$ -	\$ -	\$ -	\$ -	\$ -
18	\$ -	\$ -	\$ -	\$ -	\$ -
19	\$ -	\$ -	\$ -	\$ -	\$ -
20	\$ -	\$ -	\$ -	\$ -	\$ -
21	\$ -	\$ -	\$ -	\$ -	\$ -
22	\$ -	\$ -	\$ -	\$ -	\$ -
23	\$ -	\$ -	\$ -	\$ -	\$ -
24	\$ -	\$ -	\$ -	\$ -	\$ -
25	\$ -	\$ -	\$ -	\$ -	\$ -
26	\$ 17,275,265	\$ 2,591,290	\$ 2,591,290	\$ -	\$ 22,457,845
27	\$ -	\$ -	\$ -	\$ -	\$ -
28	\$ -	\$ -	\$ -	\$ -	\$ -
29	\$ -	\$ -	\$ -	\$ -	\$ -
30	\$ 6,602,327	\$ 990,349	\$ 990,349	\$ -	\$ 8,583,025
31	\$ 5,056,019	\$ 758,403	\$ 758,403	\$ -	\$ 6,572,825
32	\$ 6,042,808	\$ 906,421	\$ 906,421	\$ -	\$ 7,855,650
33	\$ 6,490,423	\$ 973,563	\$ 973,563	\$ -	\$ 8,437,550
34	\$ -	\$ -	\$ -	\$ -	\$ -
35	\$ -	\$ -	\$ -	\$ -	\$ -
36	\$ 7,935,000	\$ 1,190,250	\$ 1,190,250	\$ -	\$ 10,315,500
37	\$ 9,571,848	\$ 1,435,777	\$ 1,435,777	\$ -	\$ 12,443,403
38	\$ -	\$ -	\$ -	\$ -	\$ -
39	\$ -	\$ -	\$ -	\$ -	\$ -
40	\$ -	\$ -	\$ -	\$ -	\$ -
41	\$ 4,884,615	\$ 732,692	\$ 732,692	\$ -	\$ 6,350,000
42	\$ 35,086,942	\$ 5,263,041	\$ 5,263,041	\$ -	\$ 45,613,025
43	\$ 7,456,865	\$ 1,118,530	\$ 1,118,530	\$ -	\$ 9,693,925
44	\$ 4,201,481	\$ 630,222	\$ 630,222	\$ -	\$ 5,461,925
45	\$ 7,670,500	\$ 1,150,575	\$ 1,150,575	\$ -	\$ 9,971,650
46	\$ 3,021,404	\$ 453,211	\$ 453,211	\$ -	\$ 3,927,825
47	\$ 4,284,900	\$ 642,735	\$ 642,735	\$ -	\$ 5,570,370
48	\$ 5,438,397	\$ 815,760	\$ 815,760	\$ -	\$ 7,069,916
<b>Total</b>	<b>\$ 252,590,332</b>	<b>\$ 37,888,550</b>	<b>\$ 37,888,550</b>	<b>\$ 6,848,000</b>	<b>\$ 335,215,432</b>

Item	Total Project Estimated Cost	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Reduced Project Estimated Cost	City Share %	Other Stakeholder Share %	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share %	City Share	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share (Offsite Levy)
<b>Roadway</b>													
1	\$ 17,857,977	\$ -	\$ -	\$ 1,512,260	\$ 16,345,717			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 16,345,717
2	\$ 6,433,813	\$ -	\$ 683,000	\$ 817,000	\$ 4,933,813			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 4,933,813
3	\$ 6,227,000	\$ -	\$ -	\$ -	\$ 6,227,000			12.00%	88.00%	\$ -	\$ -	\$ 747,240	\$ 5,479,760
4	\$ 10,157,750	\$ -	\$ 17,400	\$ 2,938,286	\$ 7,202,064			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 7,202,064
5	\$ 39,009,376	\$ 11,379,600	\$ -	\$ -	\$ 27,629,776	50.00%		0.00%	50.00%	\$ 13,814,888	\$ -	\$ -	\$ 13,814,888
6	\$ 8,076,278	\$ -	\$ -	\$ -	\$ 8,076,278			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 8,076,278
7	\$ 27,943,780	\$ -	\$ -	\$ -	\$ 27,943,780			56.00%	44.00%	\$ -	\$ -	\$ 15,648,517	\$ 12,295,263
8	\$ 19,512,918	\$ 8,905,148	\$ -	\$ -	\$ 10,607,770	50.00%		0.00%	50.00%	\$ 5,303,885	\$ -	\$ -	\$ 5,303,885
9	\$ 29,948,472	\$ 12,530,944	\$ -	\$ -	\$ 17,417,528	50.00%		0.00%	50.00%	\$ 8,708,764	\$ -	\$ -	\$ 8,708,764
10	\$ 17,113,150	\$ -	\$ -	\$ -	\$ 17,113,150			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 17,113,150
11	\$ 14,739,203	\$ -	\$ -	\$ -	\$ 14,739,203			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 14,739,203
12	\$ 7,743,238	\$ -	\$ -	\$ -	\$ 7,743,238			96.00%	4.00%	\$ -	\$ -	\$ 7,433,508	\$ 309,730
13	\$ -	\$ -	\$ -	\$ -	\$ -	50.00%		0.00%	50.00%	\$ -	\$ -	\$ -	\$ -
14	\$ 62,550,000	\$ -	\$ -	\$ -	\$ 62,550,000	50.00%		8.00%	42.00%	\$ 31,275,000	\$ -	\$ 5,004,000	\$ 26,271,000
15	\$ 28,477,025	\$ -	\$ -	\$ -	\$ 28,477,025			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 28,477,025
16	\$ 7,284,279	\$ -	\$ -	\$ -	\$ 7,284,279			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 7,284,279
17	\$ 1,009,150	\$ -	\$ -	\$ -	\$ 1,009,150	50.00%		0.00%	50.00%	\$ 504,575	\$ -	\$ -	\$ 504,575
18	\$ 2,161,700	\$ -	\$ -	\$ -	\$ 2,161,700	38.84%		0.00%	61.16%	\$ 839,691	\$ -	\$ -	\$ 1,322,009
19	\$ 3,526,945	\$ -	\$ -	\$ -	\$ 3,526,945	40.68%		0.00%	59.32%	\$ 1,434,867	\$ -	\$ -	\$ 2,092,078
20	\$ 29,284,945	\$ -	\$ -	\$ -	\$ 29,284,945			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 29,284,945
21	\$ 3,700,715	\$ -	\$ -	\$ -	\$ 3,700,715			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 3,700,715
22	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
23	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
24	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
25	\$ 20,295,034	\$ -	\$ -	\$ -	\$ 20,295,034	35.00%		0.00%	65.00%	\$ 7,103,262	\$ -	\$ -	\$ 13,191,772
26	\$ 22,457,845	\$ -	\$ -	\$ -	\$ 22,457,845	35.00%		13.00%	52.00%	\$ 7,860,246	\$ -	\$ 2,919,520	\$ 11,678,079
27	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
28	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
29	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
30	\$ 8,583,025	\$ -	\$ -	\$ -	\$ 8,583,025	35.00%		36.40%	28.60%	\$ 3,004,059	\$ -	\$ 3,124,221	\$ 2,454,745
31	\$ 6,572,825	\$ -	\$ -	\$ -	\$ 6,572,825			100.00%	0.00%	\$ -	\$ -	\$ 6,572,825	\$ -
32	\$ 7,855,650	\$ -	\$ -	\$ -	\$ 7,855,650			84.00%	16.00%	\$ -	\$ -	\$ 6,598,746	\$ 1,256,904
33	\$ 8,437,550	\$ -	\$ -	\$ -	\$ 8,437,550			100.00%	0.00%	\$ -	\$ -	\$ 8,437,550	\$ -
34	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
35	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
36	\$ 12,416,850	\$ -	\$ 2,101,350	\$ -	\$ 10,315,500			28.00%	72.00%	\$ -	\$ -	\$ 2,888,340	\$ 7,427,160
37	\$ 12,443,403	\$ -	\$ -	\$ -	\$ 12,443,403			40.00%	60.00%	\$ -	\$ -	\$ 4,977,361	\$ 7,466,042
38	\$ -	\$ -	\$ 847,666	\$ -	\$ 847,666			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 847,666
39	\$ -	\$ -	\$ 322,219	\$ -	\$ 322,219			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 322,219
40	\$ -	\$ -	\$ 1,625,020	\$ -	\$ 1,625,020			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 1,625,020
41	\$ 20,205,887	\$ -	\$ -	\$ -	\$ 20,205,887	35.00%		0.00%	65.00%	\$ 7,072,060	\$ -	\$ -	\$ 13,133,826
42	\$ 47,272,116	\$ -	\$ -	\$ -	\$ 47,272,116			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 47,272,116
43	\$ 9,693,925	\$ -	\$ -	\$ -	\$ 9,693,925			40.00%	60.00%	\$ -	\$ -	\$ 3,877,570	\$ 5,816,355
44	\$ 5,461,925	\$ -	\$ -	\$ -	\$ 5,461,925			44.00%	56.00%	\$ -	\$ -	\$ 2,403,247	\$ 3,058,678
45	\$ 9,971,650	\$ -	\$ -	\$ -	\$ 9,971,650			64.00%	36.00%	\$ -	\$ -	\$ 6,381,856	\$ 3,589,794
46	\$ 3,927,825	\$ -	\$ -	\$ -	\$ 3,927,825			100.00%	0.00%	\$ -	\$ -	\$ 3,927,825	\$ -
47	\$ 5,570,370	\$ -	\$ -	\$ -	\$ 5,570,370			76.00%	24.00%	\$ -	\$ -	\$ 4,233,481	\$ 1,336,889
48	\$ 7,069,916	\$ -	\$ -	\$ -	\$ 7,069,916			76.00%	24.00%	\$ -	\$ -	\$ 5,373,136	\$ 1,696,780
	\$ 550,993,509	\$ 32,815,692	\$ 4,952,217	\$ 5,267,546	\$ 507,958,054					\$ 86,921,296	\$ -	\$ 90,548,944	\$ 330,487,814



Item	Project Description	Cost of Completed Work	Debenture Interest
<b>Water</b>			
2	R2 - North Reservoir & Pumphouse	\$ -	\$ -
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$ 10,048,497	\$ -
4	W1 - Oakmont Water Supply Main	\$ 9,510,210	\$ -
5	W2 - Oakmont Transmission Main - Phase 1	\$ 1,205,745	\$ -
6	W3 - North Reservoir South Transmission Main	\$ -	\$ -
7	W4 - North Reservoir North Transmission Main	\$ -	\$ -
8	W5 - North Reservoir East Transmission Main	\$ -	\$ -
9	Oversizing Pool	\$ 62,477	\$ -
10	W6 - North Reservoir Fill Line	\$ 113,041	\$ -
11	W7 - Northwest Reservoir Fill Line	\$ -	\$ -
13	W9 - Larose/Lockhart Transmission Main	\$ -	\$ -
14	W10 - Giroux East Transmission Main	\$ 1,564,617	\$ -
15	R3 - Oakmont Reservoir (Growth Upgrade)	\$ -	\$ -
16	R4 - North Reservoir Expansion	\$ -	\$ -
18	R6 - Northwest Reservoir & Pumphouse	\$ -	\$ -
<b>Total</b>		<b>\$ 22,504,587</b>	

<b>Future Cost</b>					
Item	Construction Costs	Engineering Costs	Contingency	Land Costs	Total Cost of Work Yet to be Completed
<b>Water</b>					
2	\$ 19,230,769	\$ 2,884,615	\$ 2,884,615		\$ 25,000,000
3	\$ -	\$ -	\$ -		\$ -
4		\$ -	\$ -		\$ -
5	\$ -	\$ -	\$ -		\$ -
6	\$ 1,770,687	\$ 265,603	\$ 265,603		\$ 2,301,893
7	\$ 1,243,846	\$ 186,577	\$ 186,577		\$ 1,617,000
8	\$ 1,498,308	\$ 224,746	\$ 224,746		\$ 1,947,800
9		\$ -	\$ -		\$ -
10	\$ 10,801,923	\$ 1,620,288	\$ 1,620,288		\$ 14,042,500
11	\$ 7,188,462	\$ 1,078,269	\$ 1,078,269		\$ 9,345,000
13	\$ 1,771,923	\$ 265,788	\$ 265,788		\$ 2,303,500
14		\$ -	\$ -		\$ -
15	\$ 384,615	\$ 57,692	\$ 57,692		\$ 500,000
16	\$ 11,538,462	\$ 1,730,769	\$ 1,730,769	\$ -	\$ 15,000,000
18	\$ 19,230,769	\$ 2,884,615	\$ 2,884,615	\$ -	\$ 25,000,000
	<b>\$ 74,659,764</b>	<b>\$ 11,198,965</b>	<b>\$ 11,198,965</b>		<b>\$ 97,057,693</b>

Item	Total Project Estimated Cost	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Reduced Project Estimated Cost	City Share %	Other Stakeholder Share %	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share %	City Share	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share (Offsite Levy)
<b>Water</b>													
2	\$ 25,000,000	\$ -	\$ -	\$ -	\$ 25,000,000			24.00%	76.00%	\$ -	\$ -	\$ 6,000,000	\$ 19,000,000
3	\$ 10,048,497	\$ 3,071,812	\$ -	\$ -	\$ 6,976,685	46.32%		0.00%	53.68%	\$ 3,231,601	\$ -	\$ -	\$ 3,745,085
4	\$ 9,510,210	\$ -	\$ -	\$ -	\$ 9,510,210	50.00%		0.00%	50.00%	\$ 4,755,105	\$ -	\$ -	\$ 4,755,105
5	\$ 1,205,745	\$ -	\$ -	\$ -	\$ 1,205,745	25.00%		0.00%	75.00%	\$ 301,436	\$ -	\$ -	\$ 904,309
6	\$ 2,301,893	\$ -	\$ -	\$ -	\$ 2,301,893	25.00%		18.00%	57.00%	\$ 575,473	\$ -	\$ 414,341	\$ 1,312,079
7	\$ 1,617,000	\$ -	\$ -	\$ -	\$ 1,617,000	25.00%		48.00%	27.00%	\$ 404,250	\$ -	\$ 776,160	\$ 436,590
8	\$ 1,947,800	\$ -	\$ -	\$ -	\$ 1,947,800	25.00%		3.00%	72.00%	\$ 486,950	\$ -	\$ 58,434	\$ 1,402,416
9	\$ 62,477	\$ -	\$ -	\$ -	\$ 62,477			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 62,477
10	\$ 14,155,541	\$ -	\$ -	\$ -	\$ 14,155,541			8.00%	92.00%	\$ -	\$ -	\$ 1,132,443	\$ 13,023,097
11	\$ 9,345,000	\$ -	\$ -	\$ -	\$ 9,345,000			100.00%	0.00%	\$ -	\$ -	\$ 9,345,000	\$ -
13	\$ 2,303,500	\$ -	\$ -	\$ -	\$ 2,303,500	25.00%		27.00%	48.00%	\$ 575,875	\$ -	\$ 621,945	\$ 1,105,680
14	\$ 1,564,617	\$ -	\$ -	\$ -	\$ 1,564,617	25.00%		0.00%	75.00%	\$ 391,154	\$ -	\$ -	\$ 1,173,463
15	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000			32.00%	68.00%	\$ -	\$ -	\$ 160,000	\$ 340,000
16	\$ 15,000,000	\$ -	\$ -	\$ -	\$ 15,000,000			80.00%	20.00%	\$ -	\$ -	\$ 12,000,000	\$ 3,000,000
18	\$ 25,000,000	\$ -	\$ -	\$ -	\$ 25,000,000			100.00%	0.00%	\$ -	\$ -	\$ 25,000,000	\$ -
	\$ 119,562,280	\$ 3,071,812			\$ 116,490,468					\$ 10,721,844	\$ -	\$ 55,508,323	\$ 50,260,301



Item	Project Description	Cost of Completed Work	Debenture Interest
<b>Sanitary</b>			
1	S1 - North Annexation Trunk - Phase 1	\$ 6,428,746	\$ -
2	Northeast Gravity Trunk, Lift Station and Forcemain	\$ 1,252,020	\$ -
3	<del>F1 - North East Forcemain</del>	\$ 249,097	\$ -
4	<del>LF1 - South West Lift Station &amp; Forcemain</del>	\$ -	\$ -
5	South West Lift Station, Forcemain & Gravity Trunk	\$ -	\$ -
6	<del>LF3 - North West Lift Station &amp; Forcemain</del>	\$ -	\$ -
7	S2 - Phase 1 - North Interceptor	\$ 10,452,590	\$ -
8	S3 - Phase 2b - North Interceptor	\$ 12,445,302	\$ 4,443,146
9	S4 - Phase 3 North Interceptor	\$ 24,041,000	\$ 3,708,936
10	L2 - Riel Lift Station - Rebuild	\$ 2,488,768	\$ -
11	S5 - Oakmont Sewer Oversizing	\$ 864,022	\$ -
12	<del>S6 - North Annexation Trunk Phase 2</del>	\$ -	\$ -
13	<del>S7 - North Annexation Trunk Phase 3</del>	\$ -	\$ -
14	L3 - NE Lift Station 2	\$ -	\$ -
15	S8 - Badger Lands Oversizing	\$ 339,171	\$ -
16	South Riel Sanitary Trunk Upgrade	\$ 158,097	\$ -
17	Avenir Gravity Subtrunk	\$ -	\$ -
18	Carrot Creek Sanitary Sewer Crossing	\$ -	\$ -
19	Northwest Gravity Trunk	\$ -	\$ -
<b>Total</b>		<b>\$ 58,718,813</b>	<b>\$ 8,152,082</b>

Future Cost					
Item	Construction Costs	Engineering Costs	Contingency	Land Costs	Total Cost of Work Yet to be Completed
<b>Sanitary</b>					
1	\$ 315,000	\$ 47,250	\$ 47,250	\$ -	\$ 409,500
2	\$ 31,263,185	\$ 4,689,478	\$ 4,689,478	\$ -	\$ 40,642,141
3		\$ -	\$ -	\$ -	\$ -
4	\$ -	\$ -	\$ -	\$ -	\$ -
5	\$ 6,826,585	\$ 1,023,988	\$ 1,023,988	\$ -	\$ 8,874,560
6	\$ -	\$ -	\$ -	\$ -	\$ -
7	\$ -	\$ -	\$ -	\$ -	\$ -
8		\$ -	\$ -	\$ -	\$ -
9	\$ -	\$ -	\$ -	\$ -	\$ -
10	\$ -	\$ -	\$ -	\$ -	\$ -
11	\$ -	\$ -	\$ -	\$ -	\$ -
12	\$ -	\$ -	\$ -	\$ -	\$ -
13	\$ -	\$ -	\$ -	\$ -	\$ -
14	\$ 7,371,538	\$ 1,105,731	\$ 1,105,731	\$ -	\$ 9,583,000
15	\$ -	\$ -	\$ -	\$ -	\$ -
16	\$ -	\$ -	\$ -	\$ -	\$ -
17	\$ 3,093,077	\$ 463,962	\$ 463,962	\$ -	\$ 4,021,000
18	\$ 903,077	\$ 135,462	\$ 135,462	\$ -	\$ 1,174,000
19	\$ 2,472,699	\$ 370,905	\$ 370,905	\$ -	\$ 3,214,509
	<b>\$ 52,245,162</b>	<b>\$ 7,836,774</b>	<b>\$ 7,836,774</b>		<b>\$ 67,918,710</b>

Item	Total Project Estimated Cost	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Reduced Project Estimated Cost	City Share %	Other Stakeholder Share %	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share %	City Share	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share (Offsite Levy)
<b>Sanitary</b>													
1	\$ 6,838,246	\$ -	\$ -	\$ -	\$ 6,838,246			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 6,838,246
2	\$ 41,894,161	\$ -	\$ -	\$ -	\$ 41,894,161			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 41,894,161
3	\$ 249,097	\$ -	\$ -	\$ -	\$ 249,097			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 249,097
4	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
5	\$ 8,874,560	\$ -	\$ -	\$ -	\$ 8,874,560			8.00%	92.00%	\$ -	\$ -	\$ 709,965	\$ 8,164,595
6	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
7	\$ 10,452,590	\$ 6,474,250	\$ -	\$ 3,978,340	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
8	\$ 16,888,448	\$ -	\$ -	\$ -	\$ 16,888,448			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 16,888,448
9	\$ 27,749,936	\$ -	\$ -	\$ -	\$ 27,749,936			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 27,749,936
10	\$ 2,488,768	\$ -	\$ -	\$ 99,763	\$ 2,389,005	50.00%		0.00%	50.00%	\$ 1,194,502	\$ -	\$ -	\$ 1,194,502
11	\$ 864,022	\$ -	\$ -	\$ -	\$ 864,022			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 864,022
12	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
13	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
14	\$ 9,583,000	\$ -	\$ -	\$ -	\$ 9,583,000			8.00%	92.00%	\$ -	\$ -	\$ 766,640	\$ 8,816,360
15	\$ 339,171	\$ -	\$ -	\$ -	\$ 339,171			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 339,171
16	\$ 158,097	\$ -	\$ -	\$ 54,376	\$ 103,720			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 103,720
17	\$ 4,021,000	\$ -	\$ -	\$ -	\$ 4,021,000			16.00%	84.00%	\$ -	\$ -	\$ 643,360	\$ 3,377,640
18	\$ 1,174,000	\$ -	\$ -	\$ -	\$ 1,174,000			84.00%	16.00%	\$ -	\$ -	\$ 986,160	\$ 187,840
19	\$ 3,214,509	\$ -	\$ -	\$ -	\$ 3,214,509			64.00%	36.00%	\$ -	\$ -	\$ 2,057,286	\$ 1,157,223
	\$ 134,789,605	\$ 6,474,250	\$ -	\$ 4,132,479	\$ 124,182,877					\$ 1,194,502	\$ -	\$ 5,163,411	\$ 117,824,963



Item	Project Description	Cost of Completed Work	Debenture Interest
<b>Stormwater</b>			
4	Carrot Creek Erosion Control	\$ 28,585	\$ -
5	NE Area Storm - Trunk Sewer and Outfall	\$ 543,848	\$ -
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$ 1,248,097	\$ -
7	<del>NE Area Storm - Everitt Drive Storm Sewer Phase 1</del>	\$ -	\$ -
8	<del>NE Area Storm - Everitt Drive Storm Sewer Phase 2</del>	\$ -	\$ -
9	<del>NE Area Storm - St Albert Trail Storm Sewer</del>	\$ -	\$ -
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	\$ 815,127	\$ -
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	\$ 423,092	\$ -
12	<del>NE Area Storm - Storm Sewer Between Ponds 4 and 5</del>	\$ -	\$ -
13	Oakmont Storm Sewer Oversizing	\$ 383,623	\$ -
15	South Riel Storm Sewer Upgrade	\$ 475,686	\$ -
<b>Total</b>		<b>\$ 3,918,058</b>	

Future Cost					
Item	Construction Costs	Engineering Costs	Contingency	Land Costs	Total Cost of Work Yet to be Completed
<b>Stormwater</b>					
4	\$ 3,078,012	\$ 461,702	\$ 461,702	\$ -	\$ 4,001,415
5	\$ 19,834,408	\$ 2,975,161	\$ 2,975,161	\$ -	\$ 25,784,731
6	\$ -	\$ -	\$ -	\$ -	\$ -
7	\$ -	\$ -	\$ -	\$ -	\$ -
8	\$ -	\$ -	\$ -	\$ -	\$ -
9	\$ -	\$ -	\$ -	\$ -	\$ -
10	\$ 4,887,373	\$ 733,106	\$ 733,106	\$ -	\$ 6,353,585
11	\$ 990,000	\$ 148,500	\$ 148,500	\$ -	\$ 1,287,000
12	\$ -	\$ -	\$ -	\$ -	\$ -
13	\$ -	\$ -	\$ -	\$ -	\$ -
15	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$ 28,789,793</b>	<b>\$ 4,318,469</b>	<b>\$ 4,318,469</b>	<b>\$ -</b>	<b>\$ 37,426,731</b>

Item	Total Project Estimated Cost	Special Grant (Ear-Marked)	PAC-Offsites or Dev Agreement Contributions Received Prior to 2008	PAC-Offsites or Dev Agreement Contributions Received Since 2008	Reduced Project Estimated Cost	City Share %	Other Stakeholder Share %	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share %	City Share	Other Stakeholder Share	Developer Share Beyond 25 Yrs (Financial Oversizing %)	Developer Share (Offsite Levy)
<b>Stormwater</b>													
4	\$ 4,030,000	\$ 2,821,000	\$ -	\$ -	\$ 1,209,000			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 1,209,000
5	\$ 26,328,579	\$ -	\$ -	\$ -	\$ 26,328,579			8.00%	92.00%	\$ -	\$ -	\$ 2,106,286	\$ 24,222,293
6	\$ 1,248,097	\$ -	\$ -	\$ -	\$ 1,248,097			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 1,248,097
7	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
8	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
9	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
10	\$ 7,168,712	\$ -	\$ -	\$ -	\$ 7,168,712			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 7,168,712
11	\$ 1,710,092	\$ -	\$ -	\$ -	\$ 1,710,092			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 1,710,092
12	\$ -	\$ -	\$ -	\$ -	\$ -			0.00%	100.00%	\$ -	\$ -	\$ -	\$ -
13	\$ 383,623	\$ -	\$ -	\$ -	\$ 383,623			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 383,623
15	\$ 475,686	\$ -	\$ -	\$ 159,930	\$ 315,756			0.00%	100.00%	\$ -	\$ -	\$ -	\$ 315,756
	\$ 41,344,789	\$ 2,821,000	\$ -	\$ 159,930	\$ 38,363,859					\$ -	\$ -	\$ 2,106,286	\$ 36,257,573



Description	ha.	
Gross Development Area	3,302.44	
Less Environment Reserve	401.42	
Less Municipal Reserve	262.87	
Less ROW Allowance	192.87	
Less Stormwater Ponds	142.14	
Net Development Area	<u>2,303.14</u>	
Developed Since Model Created	498.73	21.7%
Developed In Next 25 Years	1,033.61	44.9%
Developed Beyond 25 Years	770.80	33.5%
Net Development Area	<u>2,303.14</u>	

Infrastructure	Special Grants & Contributions	Muni Share of Costs	Developer Cost Beyond 25 Yrs (Financial Oversizing)	Developer Costs (In Rates)	Total Costs
Transportation	\$ 43,035,455	\$ 86,921,296	\$ 90,548,944	\$ 330,487,814	\$ 550,993,509
Water	\$ 3,071,812	\$ 10,721,844	\$ 55,508,323	\$ 50,260,301	\$ 119,562,280
Sanitary	\$ 10,606,729	\$ 1,194,502	\$ 5,163,411	\$ 117,824,963	\$ 134,789,605
Stormwater	\$ 2,980,930	\$ -	\$ 2,106,286	\$ 36,257,573	\$ 41,344,789
Total	\$ 59,694,925	\$ 98,837,643	\$ 153,326,964	\$ 534,830,651	\$ 846,690,184

Reserve Balance	
Transportation	\$ (77,666,281)
Water	\$ 17,425,568
Sanitary	\$ (38,969,811)
Stormwater	\$ 1,587,648
Total	\$ (97,622,877)

Interest Borrowing Rate	4.30%
Interest Earning Rate	4.36%

Levies Collected To Date	
Transportation	\$ 78,092,859
Water	\$ 26,548,473
Sanitary	\$ 20,227,463
Stormwater	\$ 5,255,690
Total	\$ 130,124,485