

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027
GTR Residential/Resource One Cent Raises	326,865	353,154	379,443	405,732	432,021	26,289	247,998	269,825	300,576
GTR Commercial One Cent Raises	31,671	35,568	39,465	43,362	47,259	3,897	19,980	22,831	27,774
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492	11,849	90,549	99,985	114,247
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296	1,743	11,095	11,506	14,581

USR 1 Cent Scenario - Operating Costs funded 100% by East Hants and capital cost funded 20% by East Hants (80% Federal)

Assume Residential/Resource pays 90%, Commercial 10%	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032				
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977	Assessment 2027/2028	300,000	400,000	500,000
Net Expenditures - Residential/Resource (90%)	359,134	355,171	363,425	371,925	380,680				
Net Expenditures - Commercial (10%)	39,904	39,463	40,381	41,325	42,298				
USR Residential/Resource (Cents)	1.0000	1.0000	1.0000	1.0000	1.0000	Expected Res. Tax Burden increase USR	30.00	40.00	50.00
USR Commercial (Cents)	1.0000	1.0000	1.0000	1.0000	1.0000				
GTR Residential/Resource (Cents)	0.7129	0.6151	0.5630	0.5183	0.4796	Expected Res. Tax Burden increase GTR	21.39	28.52	35.65
GTR Commercial (Cents)	0.7445	0.6016	0.5212	0.4560	0.4021				

USR 1.5 Cents Scenario - Operating Costs funded 100% by East Hants and capital cost funded 20% by East Hants (80% Federal)

Assume Residential/Resource pays 90%, Commercial 10%	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032				
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977	Assessment 2027/2028	300,000	400,000	500,000
Net Expenditures - Residential/Resource (90%)	359,134	355,171	363,425	371,925	380,680				
Net Expenditures - Commercial (10%)	39,904	39,463	40,381	41,325	42,298				
USR Residential/Resource (Cents)	1.5000	1.5000	1.5000	1.5000	1.5000	Expected Res. Tax Burden increase USR	45.00	60.00	75.00
USR Commercial (Cents)	1.5000	1.5000	1.5000	1.5000	1.5000				
GTR Residential/Resource (Cents)	0.5201	0.4198	0.3656	0.3191	0.2788	Expected Res. Tax Burden increase GTR	15.60	20.80	26.00
GTR Commercial (Cents)	0.4868	0.3476	0.2703	0.2075	0.1556				

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027
GTR Residential/Resource One Cent Raises	326,865	353,154	379,443	405,732	432,021	26,289	247,998	269,825	300,576
GTR Commercial One Cent Raises	31,671	35,568	39,465	43,362	47,259	3,897	19,980	22,831	27,774
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492	11,849	90,549	99,985	114,247
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296	1,743	11,095	11,506	14,581

USR Pays 100% Scenario - Operating Costs funded 100% by East Hants and capital cost funded 20% by East Hants (80% Federal)

Assume Residential/Resource pays 90%, Commercial 10%	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032				
Residential	0.9								
Commercial	0.1								
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977	Assessment 2027/2028	300,000	400,000	500,000
Net Expenditures - Residential/Resource (90%)	359,134	355,171	363,425	371,925	380,680				
Net Expenditures - Commercial (10%)	39,904	39,463	40,381	41,325	42,298				
Residential/Resource (Cents)	2.8481	2.5747	2.4262	2.3009	2.1942	Expected Res. Tax Burden increase USR	85.44	113.92	142.40
Commercial (Cents)	2.4445	2.1843	2.0384	1.9174	1.8157				

		GTR	USR
1 Enfield Centre	281,112.40	30.89	80.06
2 Elmsdale	266,351.04	29.26	75.86
3 Nine Mile River-Belnan	279,820.62	30.74	
4 Shubenacadie-Indian Brook	184,194.61	20.24	52.46
5 Maitland-Noel Shore	130,064.41	14.29	
6 North Lantz-Milford	244,134.47	26.82	69.53
7 South Lantz	283,574.34	31.16	80.76
8 Mount Uniacke-South Rawdon	285,208.91	31.34	
9 South Uniacke	308,784.50	33.93	
10 Enfield-Grand Lake	324,628.44	35.67	
11 Rawdon-Kennetcook	163,171.94	17.93	

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027
R1	111,773	122,678	133,584	144,489	155,395	10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562	415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536	529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492	11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132	1,684	10,344	10,733	13,712
SR2	594	621	649	676	704	28	511	528	566
M2	335	366	398	429	461	32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296	1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762	450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482	278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221	322	5,970	6,112	6,613
R3	25,597	27,159	28,721	30,283	31,845	1,562	20,910	22,295	24,034
LN9	32,410	34,652	36,894	39,136	41,378	2,242	25,685	27,409	30,169

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977	
R2 Commercial Rate Increase (Cents)	10.0000	10.0000	10.0000	10.0000	10.0000	
R2 Increased Revenue	153,960	170,800	187,640	204,480	221,320	
SR2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000	
SR2 Increased Revenue	2,968	3,105	3,243	3,380	3,518	
M2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000	
M2 Increased Revenue	1,673	1,830	1,988	2,145	2,303	
USR Commercial Revenue Increase	158,600	175,735	192,870	210,005	227,140	
1 cent increase:						
R4 Revenue Increase	6,962	7,412	7,862	8,312	8,762	
R5 Revenue Increase	4,372	4,649	4,927	5,204	5,482	
R6 Revenue Increase	6,935	7,256	7,578	7,899	8,221	
R3 Revenue Increase	25,597	27,159	28,721	30,283	31,845	
LN9 Revenue Increase	32,410	34,652	36,894	39,136	41,378	
Net Expenditures - Residential Serviced Levy	164,162	137,771	124,954	112,411	100,150	
Residential Serviced Levy Increase (Cents)	1.3019	0.9987	0.8342	0.6954	0.5773	Expected Res. Tax Burden increase USR
						300,000 39.06 29.96 25.03 20.86 17.32
						400,000 52.08 39.95 33.37 27.82 23.09
						500,000 65.09 49.94 41.71 34.77 28.86
Net Expenditures - commercial backed off	240,437	218,899	210,935	203,245	195,837	
Area Rate Code	Dwelling Count					
Residential R1 - Corridor	3675					
Residential SR 1 - Shubenacadie	339					
Residential M1 - Milford	376					
Urban Sidewalk & Streetlight R4	266					
Urban Sidewalk Milford R5	95					
Urban Sidewalk Shubenacadie R6	277					
LN9	1500					
R3	1000					
Total	7528					
R1 + SR1 + M1	54.77					
All	31.94					

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027	
R1	111,773	122,678	133,584	144,489	155,395		10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562		415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536		529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492		11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132		1,684	10,344	10,733	13,712
SR2	594	621	649	676	704		28	511	528	566
M2	335	366	398	429	461		32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296		1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762		450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482		278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221		322	5,970	6,112	6,613

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032						
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977						
R2 Commercial Rate Increase (Cents)	10.0000	10.0000	10.0000	10.0000	10.0000						
R2 Increased Revenue	153,960	170,800	187,640	204,480	221,320						
SR2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000						
SR2 Increased Revenue	2,968	3,105	3,243	3,380	3,518						
M2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000						
M2 Increased Revenue	1,673	1,830	1,988	2,145	2,303						
USR Commercial Revenue Increase	158,600	175,735	192,870	210,005	227,140						
Net Expenditures - Residential Serviced Levy	240,437	218,899	210,935	203,245	195,837						
Residential Serviced Levy Increase (Cents)	1.9068	1.5869	1.4082	1.2574	1.1288	Expected Res. Tax Burden increase USR	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
						300,000	57.20	47.61	42.25	37.72	33.86
						400,000	76.27	63.47	56.33	50.29	45.15
						500,000	95.34	79.34	70.41	62.87	56.44

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027	
R1	111,773	122,678	133,584	144,489	155,395		10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562		415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536		529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492		11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132		1,684	10,344	10,733	13,712
SR2	594	621	649	676	704		28	511	528	566
M2	335	366	398	429	461		32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296		1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762		450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482		278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221		322	5,970	6,112	6,613

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977
R2 Commercial Rate Increase (Cents)	10.0000	10.0000	10.0000	10.0000	10.0000
R2 Increased Revenue	153,960	170,800	187,640	204,480	221,320
SR2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000
SR2 Increased Revenue	2,968	3,105	3,243	3,380	3,518
M2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000
M2 Increased Revenue	1,673	1,830	1,988	2,145	2,303
USR Commercial Revenue Increase	158,600	175,735	192,870	210,005	227,140
Net Expenditures - Residential Serviced Levy	240,437	218,899	210,935	203,245	195,837

Area Rate Code	Dwelling Count	
Residential R1 - Corridor	3675	73.09%
Residential SR 1 - Shubenacadie	339	6.74%
Residential M1 - Milford	376	7.48%
Urban Sidewalk & Streetlight R4	266	5.29%
Urban Sidewalk Milford R5	95	1.89%
Urban Sidewalk Shubenacadie R6	277	5.51%
Total	5028	100.00%

R1 + SR1 + M1
All

19,140 \$30 fee for R4 to R6
50.41 Barely moves the needle for R1

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027	
R1	111,773	122,678	133,584	144,489	155,395		10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562		415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536		529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492		11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132		1,684	10,344	10,733	13,712
SR2	594	621	649	676	704		28	511	528	566
M2	335	366	398	429	461		32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296		1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762		450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482		278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221		322	5,970	6,112	6,613
R3	25,597	27,159	28,721	30,283	31,845		1,562	20,910	22,295	24,034
LN9	32,410	34,652	36,894	39,136	41,378		2,242	25,685	27,409	30,166

[illegible]

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027	
R1	111,773	122,678	133,584	144,489	155,395		10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562		415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536		529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492		11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132		1,684	10,344	10,733	13,712
SR2	594	621	649	676	704		28	511	528	566
M2	335	366	398	429	461		32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296		1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762		450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482		278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221		322	5,970	6,112	6,613

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032						
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977						
R2, SR2 & M2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000						
R2, SR2 & M2 Increased Revenue	81,620	90,335	99,050	107,765	116,480						
Net Expenditures - Residential Serviced Levy	317,417	304,299	304,755	305,485	306,497						
Residential Serviced Levy Increase (Cents)	2.5173	2.2059	2.0345	1.8899	1.7666	Expected Res. Tax Burden increase USR	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
						300,000	75.52	66.18	61.03	56.70	53.00
						400,000	100.69	88.24	81.38	75.60	70.67
						500,000	125.86	110.30	101.72	94.49	88.33

East Hants Transit Implementation Financial Analysis

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	Average Increase	2024/2025	2025/2026	2026/2027	
R1	111,773	122,678	133,584	144,489	155,395		10,906	79,056	87,755	100,867
SR1	5,902	6,317	6,732	7,147	7,562		415	4,657	5,008	5,487
M1	8,422	8,950	9,479	10,007	10,536		529	6,836	7,222	7,893
USR Residential/Resource One Cent Raises	126,096	137,945	149,794	161,643	173,492		11,849	90,549	99,985	114,247
R2	15,396	17,080	18,764	20,448	22,132		1,684	10,344	10,733	13,712
SR2	594	621	649	676	704		28	511	528	566
M2	335	366	398	429	461		32	240	245	303
USR Commercial One Cent Raises	16,324	18,067	19,810	21,553	23,296		1,743	11,095	11,506	14,581
R4	6,962	7,412	7,862	8,312	8,762		450	5,612	6,020	6,512
R5	4,372	4,649	4,927	5,204	5,482		278	3,539	3,624	4,094
R6	6,935	7,256	7,578	7,899	8,221		322	5,970	6,112	6,613

	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032
Total Net Expenditures	399,037	394,634	403,805	413,250	422,977
R2, SR2 & M2 Commercial Rate Increase (Cents)	5.0000	5.0000	5.0000	5.0000	5.0000
R2, SR2 & M2 Increased Revenue	81,620	90,335	99,050	107,765	116,480
Net Expenditures - Residential Serviced Levy	317,417	304,299	304,755	305,485	306,497

Area Rate Code	Dwelling Count	
Residential R1 - Corridor	3675	73.09%
Residential SR 1 - Shubenacadie	339	6.74%
Residential M1 - Milford	376	7.48%
Urban Sidewalk & Streetlight R4	266	5.29%
Urban Sidewalk Milford R5	95	1.89%
Urban Sidewalk Shubenacadie R6	277	5.51%
Total	5028	100.00%

R1 + SR1 + M1	72.30
All	63.13