HEADLINES

- $158.7M Six-Year CIP (FY12 – FY17) conforms with CIP Policies.
- Completes phase-up back to 5.5% from 5% in FY10.
- Devotion School places great pressure on the CIP in FY17-FY18.
- Assumes Town funding for Heath School at $5.25M (State share at 39.93%) and Devotion School at $50M (State share at 35%).
- Continues the additional funding for streets and sidewalks included in the 2008 Override.
- Continues to upgrade Public Safety equipment and includes funding for Fire Stations repairs.
- Moves two playground projects (Billy Ward and Clark) to FY12.
- Continues to invest in the Town’s infrastructure and in IT.
- Continues to fund energy conservation efforts.
- Incorporates a funding plan for the Village Square project (all outside funding).
- Final component of landfill project (capping rear landfill) funded in FY15.
- Includes funding for Town/School roofs, masonry repairs, elevators, and generators.
- Includes funding in out-years for the golf course maintenance shed, a HRIS, and the Gatehouse roof.
CHANGES FROM CIP AS PRESENTED ON DEC 7, 2010

1. **Commercial Areas Improvements** - $50K / year included, with funding coming from Parking Meter Receipts.

2. **Chapter 90 (Roads)** – the State announced a $200M program, resulting in $945K for Brookline (was $720K).

3. **Bicycle Access Improvements** – recommend following the vote of Adv Cmte and approving $48,040 instead of $50K. Balance of $1,960 being reviewed by Adv Cmte (may go toward “No Bicycles Allowed” stenciling on sidewalks in commercial areas).

4. **Billy Ward Playground** – recommend following the vote of Adv Cmte and approving $630K instead of $660K.

5. **Tree Removal/Replacement** – recommend following the vote of Adv Cmte and approving $190K instead of $160K.
ADVISORY COMMITTEE HOLDS AND RESTRICTIONS

1. $250K for the Masonry Study – Capital Sub-Cmte working with Building Dept on scope of work.

2. $750K for the Pierce School Auditorium – Advisory Committee would like to see design before voting for funds. If not, may restrict funds to design only prior to Dec 1, 2011.

3. Restricted funding for Billy Ward and Clark Playgrounds so that only design monies can be spent prior to Dec 1, 2011.

4. Restricted funding for Bicycle Access Improvements so that lane marking and symbols used shall be in compliance with 2009 Manual on Uniform Traffic Control Devices (MUTCD).
MAJOR PROJECTS

- Devotion School Rehab - $50M of Town funding + possibility of $27M of State funding (FY14-FY15)
- Heath School Rehab - $5.25M of Town funding + $3.25M of State funding (FY12)
- Newton St. Landfill (Rear Landfill Closure) - $4.6M (FY15)
- Village Square - $4.5M (FY13) - all outside funding
- Fire Station Renovations - $3.3M (all years)
- Fisher Hill Reservoir Re-Use - $3.25M (FY14) - all outside funding
- Waldstein Playground & Warren Field - $2.1M (FY12-FY13)
- Baldwin School - $2M (FY14-FY15)
- Driscoll School HVAC - $1.65M (FY16-FY17)
- UAB - $1.4M (FY12-FY13)
- Brookline Reservoir Park - $1.4M (FY16)
- Pierce School - $1.1M (FY12-FY14)
CONTINUED MAJOR INVESTMENT

- Street & Sidewalk Rehab - $16.9M
- Parks & Open Space - $14.7M
- General Town/School Bldg. Repairs - $7.4M
- Water & Sewer Infrastructure - $4.8M
- Public Safety Equipment - $3M
- Information Technology - $2M
- Rec Facilities - $1.3M
- Tree Replacement - $1M
- Energy Conservation - $1M
**FINANCING SUMMARY**

**GRAND TOTAL BY SOURCE (in thousands)**

<table>
<thead>
<tr>
<th>Source</th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>TOTAL</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Tax</td>
<td>2,513.3</td>
<td>2,789.4</td>
<td>2,978.9</td>
<td>3,703.6</td>
<td>3,737.5</td>
<td>2,144.1</td>
<td>17,866.7</td>
<td>11.3%</td>
</tr>
<tr>
<td>Free Cash</td>
<td>4,413.8</td>
<td>2,811.6</td>
<td>3,014.1</td>
<td>2,991.4</td>
<td>2,959.5</td>
<td>2,944.9</td>
<td>19,135.3</td>
<td>12.1%</td>
</tr>
<tr>
<td>Parking Meter Receipts</td>
<td>50.0</td>
<td>50.0</td>
<td>50.0</td>
<td>50.0</td>
<td>50.0</td>
<td>50.0</td>
<td>300.0</td>
<td>0.2%</td>
</tr>
<tr>
<td>General Fund Bond</td>
<td>5,250.0</td>
<td>3,300.0</td>
<td>2,820.0</td>
<td>54,350.0</td>
<td>3,200.0</td>
<td>2,900.0</td>
<td>71,820.0</td>
<td>45.2%</td>
</tr>
<tr>
<td>State / Federal Grants</td>
<td>4,194.6</td>
<td>2,444.6</td>
<td>2,199.6</td>
<td>27,194.6</td>
<td>1,344.6</td>
<td>944.6</td>
<td>38,322.8</td>
<td>24.1%</td>
</tr>
<tr>
<td>Utility Budget</td>
<td>0.0</td>
<td>280.0</td>
<td>260.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>540.0</td>
<td>0.3%</td>
</tr>
<tr>
<td>Utility Bond</td>
<td>1,500.0</td>
<td>0.0</td>
<td>0.0</td>
<td>3,000.0</td>
<td>0.0</td>
<td>0.0</td>
<td>4,500.0</td>
<td>2.8%</td>
</tr>
<tr>
<td>CDBG</td>
<td>0.0</td>
<td>2,250.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>2,250.0</td>
<td>1.4%</td>
</tr>
<tr>
<td>Other</td>
<td>0.0</td>
<td>750.0</td>
<td>3,250.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>4,000.0</td>
<td>2.5%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>17,921.7</strong></td>
<td><strong>14,675.6</strong></td>
<td><strong>14,572.6</strong></td>
<td><strong>91,289.6</strong></td>
<td><strong>11,291.6</strong></td>
<td><strong>8,983.6</strong></td>
<td><strong>158,734.8</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

**Other**

**CDBG** 1.4%

**Utility Bond** 2.8%

**Utility Budget** 0.3%

**State / Federal Grants** 24.1%

**Property Tax** 11.3%

**Free Cash** 12.1%

**Parking Meter Receipts** 0.2%

**General Fund Bond** 45.2%
# CATEGORY SUMMARY

## GRAND TOTAL BY CATEGORY (in thousands)

<table>
<thead>
<tr>
<th>Category</th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>TOTAL</th>
<th>% OF TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Facility Construction</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0</td>
<td>0.0%</td>
</tr>
<tr>
<td>Facility Renovation / Repair</td>
<td>11,015.0</td>
<td>3,410.0</td>
<td>5,800.0</td>
<td>77,520.0</td>
<td>4,755.0</td>
<td>3,265.0</td>
<td>105,765.0</td>
<td>66.6%</td>
</tr>
<tr>
<td>Parks / Open Space / Playgrounds</td>
<td>1,935.0</td>
<td>2,845.0</td>
<td>4,375.0</td>
<td>6,510.0</td>
<td>3,085.0</td>
<td>810.0</td>
<td>19,560.0</td>
<td>12.3%</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>4,631.7</td>
<td>7,745.6</td>
<td>3,777.6</td>
<td>5,934.6</td>
<td>2,966.6</td>
<td>3,183.6</td>
<td>28,239.8</td>
<td>17.8%</td>
</tr>
<tr>
<td>Vehicles</td>
<td>50.0</td>
<td>0.0</td>
<td>320.0</td>
<td>1,000.0</td>
<td>185.0</td>
<td>1,400.0</td>
<td>2,955.0</td>
<td>1.9%</td>
</tr>
<tr>
<td>Miscellaneous</td>
<td>290.0</td>
<td>675.0</td>
<td>300.0</td>
<td>325.0</td>
<td>300.0</td>
<td>325.0</td>
<td>2,215.0</td>
<td>1.4%</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>17,921.7</td>
<td>14,675.6</td>
<td>14,572.6</td>
<td>91,289.6</td>
<td>11,291.6</td>
<td>8,983.6</td>
<td>158,734.8</td>
<td>100%</td>
</tr>
</tbody>
</table>

- **Facility Renovation / Repair**: 66.6%
- **Parks / Open Space / Playgrounds**: 12.3%
- **Infrastructure**: 17.8%
- **Vehicles**: 1.9%
- **Miscellaneous**: 1.4%
# DEBT MANAGEMENT PLAN

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>TH/Main Library Garages (previously authorized)</td>
<td>950,000</td>
<td>950,000</td>
<td>10</td>
<td>133,000</td>
<td>129,200</td>
<td>125,400</td>
<td>121,600</td>
<td>117,800</td>
<td>114,000</td>
</tr>
<tr>
<td>Landfill Corr Action (previously authorized)</td>
<td>3,275,000</td>
<td>350,000</td>
<td>10</td>
<td>49,000</td>
<td>47,600</td>
<td>46,200</td>
<td>44,800</td>
<td>43,400</td>
<td>42,000</td>
</tr>
<tr>
<td>Carlton St. Footbridge (previously authorized)</td>
<td>1,400,000</td>
<td>1,400,000</td>
<td>10</td>
<td>196,000</td>
<td>190,400</td>
<td>184,800</td>
<td>179,200</td>
<td>173,600</td>
<td>168,000</td>
</tr>
<tr>
<td>Muddy River (previously authorized)</td>
<td>745,000</td>
<td>745,000</td>
<td>10</td>
<td>104,300</td>
<td>101,320</td>
<td>98,340</td>
<td>95,360</td>
<td>92,380</td>
<td>89,400</td>
</tr>
<tr>
<td>Heath School Addition (seeking authorization)</td>
<td>5,250,000</td>
<td>5,250,000</td>
<td>20</td>
<td>485,625</td>
<td>474,469</td>
<td>463,313</td>
<td>452,156</td>
<td>441,000</td>
<td>429,844</td>
</tr>
<tr>
<td>Runkle School - Constr. (previously authorized)</td>
<td>17,580,000</td>
<td>6,430,000</td>
<td>20</td>
<td>594,775</td>
<td>581,111</td>
<td>567,448</td>
<td>553,784</td>
<td>540,120</td>
<td>526,456</td>
</tr>
<tr>
<td>UAB Roof/Chimney/Gutters &amp; Downspouts (future authorization)</td>
<td>1,275,000</td>
<td>1,275,000</td>
<td>10</td>
<td>185,250</td>
<td>179,725</td>
<td>174,200</td>
<td>168,675</td>
<td>163,150</td>
<td></td>
</tr>
<tr>
<td>Waldstein Playground + Warren Field (future authorization)</td>
<td>1,600,000</td>
<td>1,600,000</td>
<td>10</td>
<td>285,000</td>
<td>276,500</td>
<td>268,000</td>
<td>259,500</td>
<td>251,000</td>
<td></td>
</tr>
<tr>
<td>Devotion School - Feas. &amp; Sch. Des. (future authorization)</td>
<td>1,218,750</td>
<td>1,218,750</td>
<td>10</td>
<td>173,672</td>
<td>168,492</td>
<td>163,313</td>
<td>158,133</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof Repairs / Replacements (future authorization)</td>
<td>1,600,000</td>
<td>1,600,000</td>
<td>10</td>
<td>228,000</td>
<td>221,200</td>
<td>214,400</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Devotion School - Design (future authorization)</td>
<td>48,750,000</td>
<td>5,000,000</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Devotion School - Constr. (future authorization)</td>
<td>48,750,000</td>
<td>21,875,000</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td>2,132,813</td>
<td>2,080,859</td>
<td></td>
</tr>
<tr>
<td>Baldwin School (future authorization)</td>
<td>1,780,000</td>
<td>1,780,000</td>
<td>10</td>
<td></td>
<td>448,500</td>
<td>437,575</td>
<td>426,650</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Driscoll School HVAC (future authorization)</td>
<td>1,400,000</td>
<td>1,400,000</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>199,500</td>
<td>193,550</td>
</tr>
<tr>
<td>Devotion School - Constr. (future authorization)</td>
<td>48,750,000</td>
<td>21,875,000</td>
<td>20</td>
<td></td>
<td>2,132,813</td>
<td>2,080,859</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Engine #4 (Quint) (future authorization)</td>
<td>1,400,000</td>
<td>1,400,000</td>
<td>10</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>199,500</td>
<td></td>
</tr>
</tbody>
</table>

**NEW GEN FUND DEBT SERVICE (cumulative)**:

<table>
<thead>
<tr>
<th></th>
<th>1,562,700</th>
<th>1,994,350</th>
<th>2,343,397</th>
<th>3,357,292</th>
<th>5,854,450</th>
<th>8,243,305</th>
</tr>
</thead>
</table>


# DEBT MANAGEMENT PLAN

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wastewater (previously authorized)</td>
<td>5,500,000</td>
<td>1,000,000</td>
<td>10</td>
<td>140,000</td>
<td>136,000</td>
<td>132,000</td>
<td>128,000</td>
<td>124,000</td>
</tr>
<tr>
<td>Wastewater (previously authorized)</td>
<td>5,500,000</td>
<td>1,000,000</td>
<td>10</td>
<td>142,500</td>
<td>138,250</td>
<td>134,000</td>
<td>129,750</td>
<td>125,500</td>
</tr>
<tr>
<td>Wastewater (previously authorized)</td>
<td>5,500,000</td>
<td>1,124,000</td>
<td>10</td>
<td>160,170</td>
<td>155,393</td>
<td>150,616</td>
<td>145,839</td>
<td></td>
</tr>
<tr>
<td>Wastewater (future authorization)</td>
<td>3,000,000</td>
<td>1,500,000</td>
<td>10</td>
<td>213,750</td>
<td>207,375</td>
<td>201,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wastewater (future authorization)</td>
<td>3,000,000</td>
<td>1,500,000</td>
<td>10</td>
<td>213,750</td>
<td>201,000</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Main Improvements (future authorization)</td>
<td>1,000,000</td>
<td>1,000,000</td>
<td>10</td>
<td>140,000</td>
<td>136,000</td>
<td>132,000</td>
<td>128,000</td>
<td>124,000</td>
</tr>
<tr>
<td>Storm Drain Improvements (future authorization)</td>
<td>500,000</td>
<td>500,000</td>
<td>10</td>
<td>70,000</td>
<td>68,000</td>
<td>66,000</td>
<td>64,000</td>
<td>62,000</td>
</tr>
<tr>
<td>Golf Course (previously authorized)</td>
<td>2,840,000</td>
<td>125,000</td>
<td>20</td>
<td>11,875</td>
<td>11,594</td>
<td>11,313</td>
<td>11,031</td>
<td>10,750</td>
</tr>
<tr>
<td>Golf Course (previously authorized)</td>
<td>2,840,000</td>
<td>225,000</td>
<td>20</td>
<td>21,375</td>
<td>20,869</td>
<td>20,363</td>
<td>19,856</td>
<td></td>
</tr>
<tr>
<td>Golf Course (previously authorized)</td>
<td>2,840,000</td>
<td>590,000</td>
<td>20</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**NEW ENTERPRISE FUND DEBT SERVICE (cumulative)**

<table>
<thead>
<tr>
<th></th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,072,464</td>
</tr>
</tbody>
</table>

361,875  494,094  661,108  855,043  828,854  1,072,464
DEBT-FINANCED vs “PAY-AS-YOU-GO”

In millions of $'s

<table>
<thead>
<tr>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
</tr>
</thead>
<tbody>
<tr>
<td>$8.6</td>
<td>$8.8</td>
<td>$8.8</td>
<td>$8.4</td>
<td>$8.8</td>
<td>$10.9</td>
<td>$12.7</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>In millions of $'s</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY12</td>
</tr>
<tr>
<td>$1.7</td>
</tr>
</tbody>
</table>

Debt-Fin. "Pay-Go"
DEBT SERVICE – GENERAL FUND

FY12  FY13  FY14  FY15  FY16  FY17  FY18

Millions

EXISTING  NEW
## DEBT SERVICE – AS A % OF REVENUE

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>FY08 (Act.)</th>
<th>FY09 (Act.)</th>
<th>FY10 (Act.)</th>
<th>FY11 (Proj.)</th>
<th>FY12 (Proj.)</th>
<th>FY13 (Proj.)</th>
<th>FY14 (Proj.)</th>
<th>FY15 (Proj.)</th>
<th>FY16 (Proj.)</th>
<th>FY17 (Proj.)</th>
<th>FY18 (Proj.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Fund Debt Service as a % of General Fund Revenue</td>
<td>5.7%</td>
<td>6.2%</td>
<td>5.9%</td>
<td>4.7%</td>
<td>5.0%</td>
<td>5.0%</td>
<td>4.6%</td>
<td>4.2%</td>
<td>4.3%</td>
<td>5.0%</td>
<td>5.6%</td>
</tr>
<tr>
<td>Net General Fund Debt Service as a % of General Fund Revenue 2</td>
<td>3.9%</td>
<td>4.6%</td>
<td>4.3%</td>
<td>4.2%</td>
<td>4.5%</td>
<td>4.7%</td>
<td>4.3%</td>
<td>4.0%</td>
<td>4.0%</td>
<td>4.8%</td>
<td>5.4%</td>
</tr>
<tr>
<td>Water &amp; Sewer Enterprise Fund Debt Service as a % of Revenue</td>
<td>11.6%</td>
<td>10.9%</td>
<td>10.5%</td>
<td>10.3%</td>
<td>9.1%</td>
<td>9.4%</td>
<td>9.2%</td>
<td>8.2%</td>
<td>8.3%</td>
<td>6.9%</td>
<td>6.2%</td>
</tr>
<tr>
<td>Golf Course Enterprise Fund Debt Service as a % of Revenue</td>
<td>15.4%</td>
<td>15.9%</td>
<td>16.1%</td>
<td>14.9%</td>
<td>15.1%</td>
<td>15.5%</td>
<td>14.5%</td>
<td>14.9%</td>
<td>13.9%</td>
<td>13.3%</td>
<td>11.7%</td>
</tr>
<tr>
<td>TOTAL Debt Service as a % of Total Rev. Supporting Debt Svc.</td>
<td>6.4%</td>
<td>6.7%</td>
<td>6.4%</td>
<td>5.4%</td>
<td>5.5%</td>
<td>5.5%</td>
<td>5.1%</td>
<td>4.7%</td>
<td>4.8%</td>
<td>5.3%</td>
<td>5.7%</td>
</tr>
</tbody>
</table>
### CIP/DEBT MANAGEMENT POLICIES

<table>
<thead>
<tr>
<th>VARIABLE</th>
<th>FY11</th>
<th>FY12</th>
<th>FY13</th>
<th>FY14</th>
<th>FY15</th>
<th>FY16</th>
<th>FY17</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Legal Limit for Outstanding Debt = 5% of Equalized Valuation (EQV)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>EQV for 1/1/10 = $15.985 billion. Assume 2.5% annual growth. (In millions)</td>
<td>$15,985.3</td>
<td>$16,384.9</td>
<td>$16,794.6</td>
<td>$17,214.4</td>
<td>$17,644.8</td>
<td>$18,085.9</td>
<td>$18,538.0</td>
</tr>
<tr>
<td>Outstanding Debt as a % of EQV</td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>General Fund Outstanding Debt as a % of EQV</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.3%</td>
<td>0.3%</td>
<td>0.4%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Net General Fund Outstanding Debt as a % of EQV</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.3%</td>
<td>0.3%</td>
<td>0.4%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Total Outstanding Debt (in millions)</td>
<td>$76.0</td>
<td>$83.2</td>
<td>$78.8</td>
<td>$72.2</td>
<td>$73.8</td>
<td>$90.2</td>
<td>$104.9</td>
</tr>
<tr>
<td>General Fund Outstanding Debt (in millions)</td>
<td>$62.6</td>
<td>$69.3</td>
<td>$66.1</td>
<td>$60.5</td>
<td>$62.7</td>
<td>$79.0</td>
<td>$94.4</td>
</tr>
<tr>
<td>Net General Fund Outstanding Debt (in millions)</td>
<td>$58.2</td>
<td>$65.6</td>
<td>$63.2</td>
<td>$57.9</td>
<td>$60.5</td>
<td>$79.0</td>
<td>$94.4</td>
</tr>
<tr>
<td>Total Debt Service (in millions)</td>
<td>$12.2</td>
<td>$12.9</td>
<td>$13.2</td>
<td>$12.6</td>
<td>$12.0</td>
<td>$12.6</td>
<td>$14.3</td>
</tr>
<tr>
<td>General Fund Debt Service (in millions)</td>
<td>$9.5</td>
<td>$10.3</td>
<td>$10.5</td>
<td>$9.9</td>
<td>$9.5</td>
<td>$9.9</td>
<td>$12.0</td>
</tr>
<tr>
<td>Net General Fund Debt Service (in millions)</td>
<td>$8.4</td>
<td>$9.1</td>
<td>$9.9</td>
<td>$9.3</td>
<td>$8.9</td>
<td>$9.3</td>
<td>$11.4</td>
</tr>
<tr>
<td>Total Debt Service Per Capita</td>
<td>$221</td>
<td>$232</td>
<td>$239</td>
<td>$229</td>
<td>$217</td>
<td>$217</td>
<td>$259</td>
</tr>
<tr>
<td>General Fund Debt Service Per Capita</td>
<td>$172</td>
<td>$186</td>
<td>$189</td>
<td>$179</td>
<td>$171</td>
<td>$171</td>
<td>$217</td>
</tr>
<tr>
<td>Net General Fund Debt Service Per Capita</td>
<td>$152</td>
<td>$166</td>
<td>$181</td>
<td>$170</td>
<td>$163</td>
<td>$163</td>
<td>$208</td>
</tr>
<tr>
<td>Total Debt Service as a % of Revenue</td>
<td>5.4%</td>
<td>5.5%</td>
<td>5.5%</td>
<td>5.1%</td>
<td>4.7%</td>
<td>4.7%</td>
<td>5.2%</td>
</tr>
<tr>
<td>General Fund Debt Service as a % of General Fund Revenue</td>
<td>4.7%</td>
<td>5.0%</td>
<td>4.9%</td>
<td>4.5%</td>
<td>4.2%</td>
<td>4.2%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Net General Fund Debt Service as a % of General Fund Revenue</td>
<td>4.2%</td>
<td>4.4%</td>
<td>4.6%</td>
<td>4.2%</td>
<td>3.9%</td>
<td>4.0%</td>
<td>4.7%</td>
</tr>
<tr>
<td><strong>A. Total Outstanding Debt Per Capita as a % of Per Capita Income</strong></td>
<td>2.1%</td>
<td>2.3%</td>
<td>2.1%</td>
<td>1.9%</td>
<td>1.9%</td>
<td>2.2%</td>
<td>2.5%</td>
</tr>
<tr>
<td>General Fund Outstanding Debt Per Capita as a % of Per Capita Income</td>
<td>1.7%</td>
<td>1.9%</td>
<td>1.7%</td>
<td>1.6%</td>
<td>1.6%</td>
<td>2.0%</td>
<td>2.3%</td>
</tr>
<tr>
<td>Net General Fund Outstanding Debt Per Capita as a % of Per Capita Income</td>
<td>1.6%</td>
<td>1.8%</td>
<td>1.7%</td>
<td>1.5%</td>
<td>1.5%</td>
<td>1.9%</td>
<td>2.2%</td>
</tr>
<tr>
<td><strong>B. Total Outstanding Debt Per Capita</strong></td>
<td>$1,386</td>
<td>$1,518</td>
<td>$1,437</td>
<td>$1,317</td>
<td>$1,346</td>
<td>$1,646</td>
<td>$1,914</td>
</tr>
<tr>
<td>General Fund Outstanding Debt Per Capita</td>
<td>$1,143</td>
<td>$1,264</td>
<td>$1,207</td>
<td>$1,104</td>
<td>$1,144</td>
<td>$1,475</td>
<td>$1,751</td>
</tr>
<tr>
<td>Net General Fund Outstanding Debt Per Capita</td>
<td>$1,062</td>
<td>$1,197</td>
<td>$1,152</td>
<td>$1,057</td>
<td>$1,104</td>
<td>$1,441</td>
<td>$1,723</td>
</tr>
<tr>
<td><strong>C. Total Outstanding Debt as a % of Assessed Value (AV)</strong></td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.5%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.6%</td>
</tr>
<tr>
<td>General Fund Outstanding Debt as a % of Assessed Value (AV)</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td>Net General Fund Outstanding Debt as a % of Assessed Value (AV)</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.4%</td>
<td>0.5%</td>
<td>0.5%</td>
</tr>
<tr>
<td><strong>D. Total Debt Maturing Within 10 Years</strong></td>
<td>83%</td>
<td>80%</td>
<td>82%</td>
<td>83%</td>
<td>84%</td>
<td>79%</td>
<td>76%</td>
</tr>
<tr>
<td>General Fund Debt Maturing Within 10 Years</td>
<td>80%</td>
<td>76%</td>
<td>78%</td>
<td>81%</td>
<td>82%</td>
<td>76%</td>
<td>74%</td>
</tr>
<tr>
<td><strong>E. CIP Financing as a % of Prior Year's Net Revenue</strong></td>
<td>5.25%</td>
<td>5.50%</td>
<td>5.50%</td>
<td>5.50%</td>
<td>5.50%</td>
<td>5.50%</td>
<td>5.50%</td>
</tr>
<tr>
<td>Debt-Financed CIP as a % of Prior Year's Net Revenue</td>
<td>4.11%</td>
<td>4.59%</td>
<td>4.53%</td>
<td>4.38%</td>
<td>4.05%</td>
<td>4.11%</td>
<td>4.93%</td>
</tr>
<tr>
<td>Revenue-Financed CIP as a % of Prior Year's Net Revenue</td>
<td>1.14%</td>
<td>0.91%</td>
<td>0.97%</td>
<td>1.12%</td>
<td>1.45%</td>
<td>1.39%</td>
<td>0.57%</td>
</tr>
</tbody>
</table>

### Town Policies

A. Total Outstanding Debt Per Capita = shall not exceed 6% of Per Capita Income.
B. Total Outstanding Debt Per Capita = shall not exceed $2,385 (for FY11).
C. Total Outstanding Debt = shall not exceed 2.5% of Assessed Value (AV).
D. Bond Maturities = 60% of General Fund principal shall mature within 10 years.
E. CIP Financing = 5.5% of Prior Year's Net Revenue, with a goal of 4.25% from Debt-Financed and 1.25% from Revenue-Financed.

NOTE: "Net General Fund Debt" is total General Fund Debt less the share paid for by the State for the Lincoln, Heath, and Baker projects.
The FY12-FY17 CIP follows the Town’s Free Cash Policy:

- An amount equivalent to 0.25% of the prior year’s net revenue shall be appropriated as part of the Town’s 1% Appropriated Budget Reserve Fund.
- To the extent necessary, Free Cash shall be used to fund the Stabilization Fund at a level equivalent to 3% of the prior year’s net revenue.
- To the extent necessary, Free Cash shall be used to reach the funding target of the Town’s Liability / Catastrophe Fund (1% of the prior year’s net revenue).
- To support the Affordable Housing Trust Fund, when Certified Free Cash exceeds $6M.
- Free Cash may be used to augment the trust funds related to fringe benefits and unfunded liabilities related to employee benefits.
- Dedicate all remaining funds to the CIP.

As previously discussed, it is recommended that $1.7M of Certified Free Cash be left unappropriated because of the unreserved fund balance concern.

The recommended use of $5.375M of Free Cash for FY12 is $785K more than last year, and above the $3.75M est used to build the out-years of the FY11–FY16 CIP.
# CIP GENERAL FUND FUNDING SUMMARY

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.5% Policy</td>
<td>10,321,062</td>
<td>10,701,948</td>
<td>11,004,952</td>
<td>11,349,825</td>
<td>11,768,829</td>
<td>12,171,438</td>
</tr>
<tr>
<td>Net-Debt *</td>
<td>8,613,482</td>
<td>8,812,116</td>
<td>8,762,032</td>
<td>8,365,344</td>
<td>8,807,906</td>
<td>10,925,230</td>
</tr>
<tr>
<td>% of Prior Yr Net Rev</td>
<td>4.59%</td>
<td>4.53%</td>
<td>4.38%</td>
<td>4.05%</td>
<td>4.12%</td>
<td>4.94%</td>
</tr>
<tr>
<td>Pay-as-you-Go</td>
<td>1,707,580</td>
<td>1,889,832</td>
<td>2,242,920</td>
<td>2,984,481</td>
<td>2,960,923</td>
<td>1,246,207</td>
</tr>
<tr>
<td>% of Prior Yr Net Rev</td>
<td>0.91%</td>
<td>0.97%</td>
<td>1.12%</td>
<td>1.45%</td>
<td>1.38%</td>
<td>0.56%</td>
</tr>
<tr>
<td>2008 Override Funds</td>
<td>807,668</td>
<td>827,860</td>
<td>848,556</td>
<td>869,770</td>
<td>891,514</td>
<td>913,802</td>
</tr>
<tr>
<td>Free Cash</td>
<td>4,413,752</td>
<td>2,811,588</td>
<td>3,014,142</td>
<td>2,991,404</td>
<td>2,959,507</td>
<td>2,944,949</td>
</tr>
<tr>
<td>Parking Meter Receipts</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>15,592,483</strong></td>
<td><strong>14,391,396</strong></td>
<td><strong>14,917,650</strong></td>
<td><strong>15,260,999</strong></td>
<td><strong>15,669,850</strong></td>
<td><strong>16,080,189</strong></td>
</tr>
</tbody>
</table>

* Defined as General Fund debt less debt supported by a debt exclusion.
ADDITIONAL REVENUE SOURCES

- **CDBG Funds** – $2.25M is used, including utilizing the Section 108 Loan Guarantee Program.
- **State / Federal Grants** – $38.3M is anticipated, including the assumption that MSBA funds cover 35% of the Heath School and Devotion School projects, a $200M statewide Ch. 90 program annually, and the Village Sq project is awarded $1.5M from the State TIP.
- **Proposed Private Development** – $4.2M total, with $3.25M for Fisher Hill Reservoir Re-Use (FY14) and $750K from 2 Brookline Pl for the Village Square project (FY13).
- **2008 Override Funds** – continues the additional funding for streets and sidewalks ($5.2M over 6 yrs; $808K in FY12).