

TOWN OF WEYMOUTH
FINANCIAL BENEFIT ANALYSIS
FOR PROPOSED SOUTHFIELD REFORM

March 20, 2014

ANNUAL GROWTH RATE ASSUMPTIONS

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
<i>AV Residential Homes</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>AV Residential Land</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>AV Retail Buildings</i>	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>AV Office Buildings</i>	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>AV Commercial Land</i>	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>RE Tax Rate % Increase</i>	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
<i>Education Rate % Increase</i>	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
<i>Expenses % Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
<i>Revenue % Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

Notes: Non-school expenses increase by 2.5% per year
School expenses increase 3.0% per year
Assessed Values for Built Residential and vacant residential Land appreciate 2.5% per year
Assessed Values for Built Commercial and Vacant Commercial Land appreciate 2.5% per year starting FY16
Real Estate (Property) Tax rates do not escalate (0%)

RESIDENTIAL ASSESSMENT VALUE BASED ON PRODUCT TYPES

Annual Appreciation		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Product Type	Assesed Value - FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1												
The Commons (R-1)	\$165,000	\$169,125	\$173,353	\$177,687	\$182,129	\$186,682	\$191,349	\$196,133	\$201,036	\$206,062	\$211,214	\$216,494
The Commons (R-9-10-11)	\$121,500	\$124,538	\$127,651	\$130,842	\$134,113	\$137,466	\$140,903	\$144,425	\$148,036	\$151,737	\$155,530	\$159,419
Winterwoods	\$400,000	\$410,000	\$420,250	\$430,756	\$441,525	\$452,563	\$463,877	\$475,474	\$487,361	\$499,545	\$512,034	\$524,835
Highlands	\$418,000	\$428,450	\$439,161	\$450,140	\$461,394	\$472,929	\$484,752	\$496,871	\$509,292	\$522,025	\$535,075	\$548,452
Snowbird	\$450,000	\$461,250	\$472,781	\$484,601	\$496,716	\$509,134	\$521,862	\$534,909	\$548,281	\$561,988	\$576,038	\$590,439
Transit Village	\$320,000	\$328,000	\$336,200	\$344,605	\$353,220	\$362,051	\$371,102	\$380,379	\$389,889	\$399,636	\$409,627	\$419,868
Eventide	\$320,000	\$328,000	\$336,200	\$344,605	\$353,220	\$362,051	\$371,102	\$380,379	\$389,889	\$399,636	\$409,627	\$419,868
Future Residential												
Townhomes	\$375,000	\$384,375	\$393,984	\$403,834	\$413,930	\$424,278	\$434,885	\$445,757	\$456,901	\$468,324	\$480,032	\$492,032
Single-Family Small	\$460,000	\$471,500	\$483,288	\$495,370	\$507,754	\$520,448	\$533,459	\$546,795	\$560,465	\$574,477	\$588,839	\$603,560
Single-Family Medium	\$460,000	\$471,500	\$483,288	\$495,370	\$507,754	\$520,448	\$533,459	\$546,795	\$560,465	\$574,477	\$588,839	\$603,560
Condo	\$320,000	\$328,000	\$336,200	\$344,605	\$353,220	\$362,051	\$371,102	\$380,379	\$389,889	\$399,636	\$409,627	\$419,868
Apartments	\$165,000	\$169,125	\$173,353	\$177,687	\$182,129	\$186,682	\$191,349	\$196,133	\$201,036	\$206,062	\$211,214	\$216,494
Senior Housing	\$320,000	\$328,000	\$336,200	\$344,605	\$353,220	\$362,051	\$371,102	\$380,379	\$389,889	\$399,636	\$409,627	\$419,868

Notes: Chart calculates Assessed Value of built residential when added to Town tax roll as completed home
Assessed Value is calculated as 100% of Fair Market Value, per Weymouth Assessor
Phase 1 is constructed or planned
Future Residential Assessed Value is estimated

RESIDENTIAL UNITS - ANNUAL ADDITION

Absorption		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1	Units												
The Commons (R-1)	72		72										
The Commons (R-9-10-11)	226	226											
Winterwoods	108			40	68								
Highlands	115	57	38	20									
Snowbird	24		6	18									
Transit Village	200			75	75	50							
Eventide	220			110	110								
Total Phase 1	965												
Future Residential													
Townhomes	320				40	40	40	40	40	40	40	40	
Single-Family Small Lot	320					50	50	50	50	50	50	20	
Single-Family Medium Lot	113				15	15	15	15	15	15	15	8	
Condo	350					50	50	50	50	50	50	50	
Apartments	350						60	60	60	60	60	50	
Senior Housing	145					70	75						
Total Future Phases	1,598												
Total Residential Weymouth	2,563		116	263	308	275	290	215	215	215	215	168	

RESIDENTIAL ASSESSED VALUE - ANNUAL ADDITION

Taxable Assessed Value		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
The Commons (R-1)				12,481,425									
The Commons (R-9-10-11)		27,459,000											
Winterwoods					17,230,250	30,023,711							
Highlands		19,646,000	15,884,000	4,391,613	9,002,806								
Snowbird				2,836,688	8,722,814								
Transit Village					25,845,375	26,491,509	18,102,531						
Eventide					37,906,550	38,854,214							
Future Residential													
Townhomes						16,557,193	16,971,123	17,395,401	17,830,286	18,276,043	18,732,945	19,201,268	19,681,300
Single-Family Small Lot							26,022,389	26,672,949	27,339,772	28,023,267	28,723,848	29,441,945	12,071,197
Single-Family Medium Lot						7,616,309	7,806,717	8,001,885	8,201,932	8,406,980	8,617,154	8,832,583	4,828,479
Condo							18,102,531	18,555,095	19,018,972	19,494,446	19,981,808	20,481,353	20,993,387
Apartments							11,480,965	11,767,989	12,062,189	12,363,743	12,672,837	12,981,931	13,292,025
Senior Housing							25,343,544	27,832,642					
Total Residential Value		\$47,105,000	\$15,884,000	\$19,709,725	\$98,707,795	\$119,542,936	\$112,348,836	\$109,938,936	\$84,158,951	\$86,262,925	\$88,419,498	\$90,629,986	\$68,399,077

Notes: Chart calculates Assessed Value of new built residential added each year to Town tax roll
Phase 1 product is constructed or planned
Future Residential mix is provided by Developer
Future Residential timing assumes adequate utilities, services, and transportation infrastructure in place
Assessed Value and Tax Revenue is added the fiscal year following completion

RESIDENTIAL PROGRAM (CUMULATIVE)

	Units	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
The Commons (R-1)	72		72	72	72	72	72	72	72	72	72	72	72
The Commons (R-9-10-11)	226	226	226	226	226	226	226	226	226	226	226	226	226
Winterwoods	108			40	108	108	108	108	108	108	108	108	108
Highlands	115	57	95	115	115	115	115	115	115	115	115	115	115
Snowbird	24		6	24	24	24	24	24	24	24	24	24	24
Transit Village	200			75	150	200	200	200	200	200	200	200	200
Eventide	220			110	220	220	220	220	220	220	220	220	220
Sub-Total	968	283	399	662	915	965	965	965	965	965	965	965	965
Future Residential													
Townhomes	320				40	80	120	160	200	240	280	320	320
Single-Family Small Lot	320					50	100	150	200	250	300	320	320
Single-Family Medium Lot	113				15	30	45	60	75	90	105	113	113
Condo	350					50	100	150	200	250	300	350	350
Apartments	350						60	120	180	240	300	350	350
Senior Housing	145					70	145	145	145	145	145	145	145
Sub-Total	1,598				55	280	570	785	1,000	1,215	1,430	1,598	1,598
Total SouthField Residential in Weymouth		283	399	662	970	1,245	1,535	1,750	1,965	2,180	2,395	2,563	2,563

ASSESSED VALUE BUILT RESIDENTIAL

		Annual Appreciation											
		2.5%											
		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
The Commons (R-1)				12,481,425	12,793,461	13,113,297	13,441,130	13,777,158	14,121,587	14,474,626	14,836,492	15,207,404	15,587,589
The Commons (R-9-10-11)		27,459,000	28,145,475	28,849,112	29,570,340	30,309,598	31,067,338	31,844,022	32,640,122	33,456,125	34,292,528	35,149,841	36,028,588
Winterwoods					17,230,250	47,684,717	48,876,835	50,098,756	51,351,225	52,635,005	53,950,880	55,299,652	56,682,144
Highlands		19,646,000	36,021,150	41,313,291	51,348,929	52,632,652	53,948,469	55,297,180	56,679,610	58,096,600	59,549,015	61,037,741	62,563,684
Snowbird				2,836,688	11,630,419	11,921,179	12,219,209	12,524,689	12,837,806	13,158,751	13,487,720	13,824,913	14,170,536
Transit Village					25,845,375	52,983,019	72,410,126	74,220,379	76,075,888	77,977,785	79,927,230	81,925,411	83,973,546
Eventide					37,906,550	77,708,428	79,651,138	81,642,417	83,683,477	85,775,564	87,919,953	90,117,952	92,370,901
Future Residential													
Townhomes						16,557,193	33,942,246	52,186,204	71,321,145	91,380,217	112,397,667	134,408,877	157,450,399
Single-Family Small Lot							26,022,389	53,345,897	82,019,317	112,093,067	143,619,242	176,651,667	193,139,156
Single-Family Medium Lot						7,616,309	15,613,433	24,005,654	32,807,727	42,034,900	51,702,927	61,828,083	68,202,264
Condo							18,102,531	37,110,189	57,056,916	77,977,785	99,909,038	122,888,116	146,953,706
Apartments								11,480,965	23,535,978	36,186,566	49,454,974	63,364,185	75,773,004
Senior Housing							25,343,544	53,809,775	55,155,019	56,533,894	57,947,242	59,395,923	60,880,821
Total Taxable Built Residential		\$47,105,000	\$64,166,625	\$85,480,516	\$186,325,323	\$310,526,392	\$430,638,388	\$551,343,283	\$649,285,817	\$751,780,887	\$858,994,908	\$971,099,766	\$1,063,776,338

Notes: Chart calculates Assessed Value of all built residential each Fiscal Year

RESIDENTIAL VACANT LAND

Remaining Residential Lots/Units		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1	Units												
The Commons (R-1)	72	72	72										
The Commons (R-9-10-11)	226												
Winterwoods	108	108	108	108	68	0							
Highlands	115	68	30	20	10	0							
Snowbird	24	24	24	18	0	0	0	0	0				
Transit Village	200	200	200	200	125	50	0	0	0				
Eventide	220	220	220	220	110	0	0	0	0				
Future Residential													
Townhomes	320	320	320	320	320	280	240	200	160	120	80	40	0
Single-Family Small Lot	320	320	320	320	320	320	270	220	170	120	70	20	0
Single-Family Medium Lot	113	113	113	113	113	98	83	68	53	38	23	8	0
Condo	350	350	350	350	350	350	300	250	200	150	100	50	0
Apartments	350	350	350	350	350	350	350	290	230	170	110	50	0
Senior Housing	145	145	145	145	145	145	75	0	0	0	0	0	0
Taxable Residential Lots/Units		2,290	2,252	2,164	1,911	1,593	1,318	1,028	813	598	383	168	0

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Annual Appreciation		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Taxable Assessed Value per Lot/Unit	\$7,500	\$7,688	\$7,880	\$8,077	\$8,279	\$8,486	\$8,698	\$8,915	\$9,138	\$9,366	\$9,601	\$9,841
Taxable Residential Lots/Units	\$2,290	\$2,252	\$2,164	\$1,911	\$1,593	\$1,318	\$1,028	\$813	\$598	\$383	\$168	\$0
Total Assessed Value remaining Lots/Units	\$17,175,000	\$17,312,250	\$17,051,644	\$15,434,535	\$13,187,805	\$11,183,970	\$8,941,236	\$7,248,011	\$5,464,537	\$3,587,359	\$1,612,907	\$0

Notes: Vacant Land assessed value is calculated per Lot/Unit remaining
 Lots/Units value assumes water/waste-water/roads and other infrastructure is complete

COMMERCIAL ASSESSMENT VALUE PER SQUARE FOOT

	Retail Annual Appreciation	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Office Annual Appreciation	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Type	Assessed Value per Sq.Ft. - FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Retail												
Shell	\$130.00	\$130.00	\$133.25	\$136.58	\$140.00	\$143.50	\$147.08	\$150.76	\$154.53	\$158.39	\$162.35	\$166.41
Interior Fit-Out	\$70.00	\$70.00	\$71.75	\$73.54	\$75.38	\$77.27	\$79.20	\$81.18	\$83.21	\$85.29	\$87.42	\$89.61
Completed Retail	\$200.00	\$200.00	\$205.00	\$210.13	\$215.38	\$220.76	\$226.28	\$231.94	\$237.74	\$243.68	\$249.77	\$256.02
Office												
Shell	\$175.00	\$175.00	\$179.38	\$183.86	\$188.46	\$193.17	\$198.00	\$202.95	\$208.02	\$213.22	\$218.55	\$224.01
Interior Fit-Out	\$75.00	\$75.00	\$76.88	\$78.80	\$80.77	\$82.79	\$84.86	\$86.98	\$89.15	\$91.38	\$93.66	\$96.01
Completed Office	\$250.00	\$250.00	\$256.25	\$262.66	\$269.22	\$275.95	\$282.85	\$289.92	\$297.17	\$304.60	\$312.22	\$320.02

Notes: Chart calculates Assessed Value of new Commercial space when added to Town tax roll
Chart breaks out value of Building Shell and Interior Fit-Out for Retail and Office
Value based on comparable buildings in Weymouth
Assessed Value is calculated as 100% of Fair Market Value, per Weymouth Assessor

COMMERCIAL UNITS - ANNUAL ADDITION

Absorption	SQ FT	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
Retail Shell - Corcoran - The Commons	15,342	15,342											
Retail Interior Fit-Out - Corcoran	15,342		8,700	6,642									
Office Shell - Eventide	40,000		40,000										
Office Interior Fit-Out - Eventide	40,000			40,000									
Future													
Retail Shell	94,658							47,329			47,329		
Retail Interior Fit-Out	94,658								47,329			47,329	
Office Shell	750,000					50,000	100,000	100,000	125,000	125,000	125,000	125,000	
Office Interior Fit-Out	750,000						50,000	100,000	100,000	125,000	125,000	125,000	125,000
Total Square Feet of Commercial	900,000	15,342	40,000			50,000	100,000	147,329	125,000	125,000	172,329	125,000	

COMMERCIAL ASSESSED VALUE - ANNUAL ADDITION

Assessed Value added each Fiscal Year		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
Retail Shell - Corcoran - The Commons		1,131,000		885,047									
Retail Interior Fit-Out - Corcoran				624,225	488,478								
Office Shell - Eventide				7,175,000									
Office Interior Fit-Out - Eventide					3,151,875								
Future													
Retail Shell									7,135,327			7,683,967	
Retail Interior Fit-Out										3,938,152			4,240,958
Office Shell							9,658,363	19,799,644	20,294,635	26,002,501	26,652,563	27,318,877	28,001,849
Office Interior Fit-Out								4,242,781	8,697,701	8,915,143	11,422,527	11,708,090	12,000,793
Total Assessed Value of Commercial		\$1,131,000		\$8,684,272	\$3,640,353		\$9,658,363	\$24,042,425	\$36,127,662	\$38,855,796	\$38,075,091	\$46,710,934	\$44,243,601

Notes: Chart calculates Assessed Value of new Commercial space added each year to Town tax roll
Phase 1 product is constructed or planned
Future Commercial mix is provided by Developer
Future Commercial timing assumes adequate utilities, services, and transportation infrastructure is in place
Assessed Value and Tax Revenue is added to Town tax roll the fiscal year following completion
Interior Fit-Out is assumed to take place one-year following Shell completion

COMMERCIAL PROGRAM (CUMULATIVE)

Commercial Square Feet	SQ FT	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
Retail Shell - Corcoran	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342
Retail Interior Fit-Out - Corcoran	15,342		8,700	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342	15,342
Office Shell - Eventide	40,000		40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Office Interior Fit-Out - Eventide	40,000			40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Future													
Retail Shell	94,658							47,329	47,329	47,329	94,658	94,658	94,658
Retail Interior Fit-Out	94,658								47,329	47,329	47,329	94,658	94,658
Office Shell	750,000					50,000	150,000	250,000	375,000	500,000	625,000	750,000	750,000
Office Interior Fit-Out	750,000						50,000	150,000	250,000	375,000	500,000	625,000	750,000
Total SF		15,342	55,342	55,342	55,342	105,342	205,342	352,671	477,671	602,671	775,000	900,000	900,000

TAXABLE ASSESSED VALUE Built Commercial

	Annual Appreciation	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	Annual Appreciation	0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Commercial Assessed Value	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1												
Retail Shell - Corcoran	1,131,000	1,131,000	2,044,322	2,095,430	2,147,815	2,201,511	2,256,548	2,312,962	2,370,786	2,430,056	2,490,807	2,553,077
Retail Interior Fit-Out - Corcoran			624,225	1,128,308	1,156,516	1,185,429	1,215,065	1,245,441	1,276,577	1,308,492	1,341,204	1,374,734
Office Shell - Eventide			7,175,000	7,354,375	7,538,234	7,726,690	7,919,857	8,117,854	8,320,800	8,528,820	8,742,041	8,960,592
Office Interior Fit-Out - Eventide				3,151,875	3,230,672	3,311,439	3,394,225	3,479,080	3,566,057	3,655,209	3,746,589	3,840,254
Future												
Retail Shell								7,135,327	7,313,710	7,496,553	15,367,933	15,752,132
Retail Interior Fit-Out									3,938,152	4,036,605	4,137,520	8,481,917
Office Shell						9,658,363	29,699,466	50,736,587	78,007,503	106,610,254	136,594,387	168,011,096
Office Interior Fit-Out							4,242,781	13,046,551	22,287,858	34,267,581	46,832,361	60,003,963
Total Assessed Commercial Built	\$1,131,000	\$1,131,000	\$9,843,547	\$13,729,988	\$14,073,237	\$24,083,431	\$48,727,941	\$86,073,802	\$127,081,443	\$168,333,570	\$219,252,843	\$268,977,765

Notes: Chart calculates Assessed Value of all Commercial space built each Fiscal Year

COMMERCIAL VACANT LAND

Commercial GLA remaining		SQFT	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1														
Corcoran		15,342	15,342	-	-	-	-	-	-	-	-	-	-	-
Eventide		40,000	40,000	40,000	-	-	-	-	-	-	-	-	-	-
Future														
Retail		94,658	94,658	94,658	94,658	94,658	94,658	94,658	94,658	47,329	47,329	47,329	-	-
Office		750,000	750,000	750,000	750,000	750,000	750,000	700,000	600,000	500,000	375,000	250,000	125,000	-
Sub-Total			900,000	884,658	844,658	844,658	844,658	794,658	694,658	547,329	422,329	297,329	125,000	-

		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Annual Appreciation			0.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Assessed Value per Acre	\$200,000	\$300,000	\$200,000	\$205,000	\$210,125	\$215,378	\$220,763	\$226,282	\$231,939	\$237,737	\$243,681	\$249,773	\$256,017
FAR per Acre	0.24												
Commercial Acres Developed				4.7	4.7	4.7	4.4	3.9	3.0	2.3	1.7	0.7	-
Commercial Acres Remaining		82.6	82.6	77.9	73.3	68.6	64.1	60.3	57.2	54.9	53.2	52.6	52.6
Total AV Commercial Land		\$24,792,000	\$16,528,000	\$15,979,228	\$15,392,688	\$14,766,834	\$14,161,390	\$13,642,156	\$13,277,950	\$13,052,102	\$12,975,887	\$13,126,831	\$13,455,001
Total AV Commercial Structures		\$18,930,000											
Total Taxable Commercial Vacant Land		\$43,722,000	\$16,528,000	\$15,979,228	\$15,392,688	\$14,766,834	\$14,161,390	\$13,642,156	\$13,277,950	\$13,052,102	\$12,975,887	\$13,126,831	\$13,455,001

Notes: SSTDC assesses Commercial land at \$300,000/acre, assessment rate is under appeal by Developer
FAR is defined as Floor to Area ratio (at 0.24 FAR, 1 Acre of land can support 10,454 SF of Commercial space)
Model assumes 82.6 Acres of commercial land; 844,658 SF constructed on 30 Acres with 52.6 Acres remaining vacant
Model Assumes, after Appeal, Assessed Value of Commercial Structures will be reduced to zero and land reduced to \$200,000
Commercial land assessed value assumes water/waste-water/roads and other infrastructure services are available

ANNUAL ASSESSED VALUE

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total Taxable Built Residential	\$47,105,000	\$64,166,625	\$85,480,516	\$186,325,323	\$310,526,392	\$430,638,388	\$551,343,283	\$649,285,817	\$751,780,887	\$858,994,908	\$971,099,766	\$1,063,776,338
Total Assessed Commercial Built	\$1,131,000	\$1,131,000	\$9,843,547	\$13,729,988	\$14,073,237	\$24,083,431	\$48,727,941	\$86,073,802	\$127,081,443	\$168,333,570	\$219,252,843	\$268,977,765
Total Assessed Value remaining Lots/Units	\$17,175,000	\$17,312,250	\$17,051,644	\$15,434,535	\$13,187,805	\$11,183,970	\$8,941,236	\$7,248,011	\$5,464,537	\$3,587,359	\$1,612,907	
Total Taxable Commercial Vacant Land	\$43,722,000	\$16,528,000	\$15,979,228	\$15,392,688	\$14,766,834	\$14,161,390	\$13,642,156	\$13,277,950	\$13,052,102	\$12,975,887	\$13,126,831	\$13,455,001
Total Taxable Assessed Value	\$109,133,000	\$99,137,875	\$128,354,934	\$230,882,534	\$352,554,268	\$480,067,179	\$622,654,617	\$755,885,580	\$897,378,970	\$1,043,891,723	\$1,205,092,347	\$1,346,209,104

TAX RATE

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
RE Tax Rate % Increase		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Residential Tax Rate	13.30	13.30	13.30	13.30	13.30	13.30	13.30	13.30	13.30	13.30	13.30	13.30
Commercial Tax Rate	21.70	21.70	21.70	21.70	21.70	21.70	21.70	21.70	21.70	21.70	21.70	21.70

REAL ESTATE TAX REVENUE

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Built Residential Property Tax	\$626,497	\$853,416	\$1,136,891	\$2,478,127	\$4,130,001	\$5,727,491	\$7,332,866	\$8,635,501	\$9,998,686	\$11,424,632	\$12,915,627	\$14,148,225
Built Commercial Property Tax	\$24,543	\$24,543	\$213,605	\$297,941	\$305,389	\$522,610	\$1,057,396	\$1,867,802	\$2,757,667	\$3,652,838	\$4,757,787	\$5,836,817
Unimproved Residential Land Property Tax	\$228,428	\$230,253	\$226,787	\$205,279	\$175,398	\$148,747	\$118,918	\$96,399	\$72,678	\$47,712	\$21,452	
Unimproved Commercial Land Property Tax	\$948,767	\$358,658	\$346,749	\$334,021	\$320,440	\$307,302	\$296,035	\$288,132	\$283,231	\$281,577	\$284,852	\$291,974
Total RE Tax Revenue	\$1,828,234	\$1,466,869	\$1,924,032	\$3,315,368	\$4,931,228	\$6,706,150	\$8,805,215	\$10,887,833	\$13,112,262	\$15,406,759	\$17,979,717	\$20,277,016

REAL ESTATE TAX REVENUE

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Built Residential Property Tax	\$626,497	\$853,416	\$1,136,891	\$2,478,127	\$4,130,001	\$5,727,491	\$7,332,866	\$8,635,501	\$9,998,686	\$11,424,632	\$12,915,627	\$14,148,225
Built Commercial Property Tax	\$24,543	\$24,543	\$213,605	\$297,941	\$305,389	\$522,610	\$1,057,396	\$1,867,802	\$2,757,667	\$3,652,838	\$4,757,787	\$5,836,817
Unimproved Residential Land Property Tax	\$228,428	\$230,253	\$226,787	\$205,279	\$175,398	\$148,747	\$118,918	\$96,399	\$72,678	\$47,712	\$21,452	\$0
Unimproved Commercial Land Property Tax	\$948,767	\$358,658	\$346,749	\$334,021	\$320,440	\$307,302	\$296,035	\$288,132	\$283,231	\$281,577	\$284,852	\$291,974
Total RE Tax Revenue to Weymouth for Land and Improvements in SouthField	\$1,828,234	\$1,466,869	\$1,924,032	\$3,315,368	\$4,931,228	\$6,706,150	\$8,805,215	\$10,887,833	\$13,112,262	\$15,406,759	\$17,979,717	\$20,277,016

RESIDENTS PROJECTION - WEYMOUTH PORTION OF SOUTHFIELD

	Household Size
Phase 1	
The Commons (R-1)	1.88
The Commons (R-9-10-11)	1.88
Winterwoods	2.58
Highlands	2.03
Snowbird	2.25
Transit Village	1.50
Eventide	1.25
Future Residential	
Townhomes	2.00
Single-Family Small Lot	2.25
Single-Family Medium Lot	2.75
Condo	1.50
Apartments	1.88
Senior Housing	1.25

Persons per Household		
Large Lot SFD	3.00	US Census Bureau 2009 - 2011 ACS
Medium Lot SFD	2.75	US Census Bureau 2009 - 2011 ACS
SFD Small	2.25	US Census Bureau 2009 - 2011 ACS
Townhomes	2.00	US Census Bureau 2009 - 2011 ACS
Multifamily Condos	1.50	US Census Bureau 2009 - 2011 ACS
Rental Apartments	1.88	US Census Bureau 2009 - 2011 ACS
Senior Housing	1.25	Estimated

	Units	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1													
The Commons (R-1)	72		135	-	-								
The Commons (R-9-10-11)	226	424	-	-	-	-	-	-	-				
Winterwoods	108			103	175								
Highlands	115	115	76	40	-	-	-	-	-				
Snowbird	24		13	40	-	-	-	-	-				
Transit Village	200		-	112	112	75	-	-	-				
Eventide	220		-	137	137	-	-	-	-				
Future Residential													
Townhomes	320	-	-	-	80	80	80	80	80	80	80	80	-
Single-Family Small Lot	320	-	-	-	-	112	112	112	112	112	112	45	-
Single-Family Medium Lot	113	-	-	-	41	41	41	41	41	41	41	22	-
Condo	350	-	-	-	-	75	75	75	75	75	75	75	-
Apartments	350	-	-	-	-	-	112	112	112	112	112	94	-
Senior Housing	145	-	-	-	-	87	93	-	-	-	-	-	-
Added per year	2563	539	224	432	545	470	513	420	420	420	420	316	
TOTAL RESIDENTS WITHIN WEYMOUTH PORTION OF SOUTHFIELD		539	763	1,195	1,740	2,210	2,723	3,143	3,563	3,983	4,403	4,719	4,719

Notes: Winterwoods Household size is a blend of 24 THs and 84 Medium Lot SFDs
Highlands Household size is a blend of 103 THs and 12 SFD Small
Projected Population does not include residents outside of SouthField, or any residents in Abington and Rockland

EMPLOYEES PROJECTION

Retail	400 SF per employee
Office / Medical	225 SF per employee

Source: General Services Administration (GSA) Office of Real Property Management Performance Measurement Division - Workspace Utilization and Allocation Benchmark July 2011

Commercial SF

	SQFT	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Phase 1														
Retail Build Out - Corcoran	15,342		8,700	6,642										0
Office Build Out - Eventide	40,000		40,000											0
Future Phases														
Retail Build Out	94,658								47,329			47,329		0
Office Build Out	750,000						50,000	100,000	100,000	125,000	125,000	125,000	125,000	0
Total SF	900,000		48,700	6,642	0	0	50,000	100,000	147,329	125,000	125,000	172,329	125,000	0

Employee Annual Addition

		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Phase 1														
Retail Build Out - Corcoran				22	17									0
Office Build Out - Eventide				178										0
Future Phases														
Retail Build Out										118			118	0
Office Build Out								222	444	444	556	556	556	556
Employees Added per year				200	17			222	444	563	556	556	674	556
Total Employees				200	216	216	216	438	883	1,446	2,001	2,557	3,231	3,786

ALLOCATED REVENUES
TOWN OF WEYMOUTH
FY 2014

2010 Population 53,743
2007 Economic Census Total Employees 25,248

	FY 2014 Revenue	Percent	Per Resident Allocation	Per Employee Percent	Allocation
LOCAL DEPARTMENTS					
TOTAL MAYOR REVENUE	\$ 716,427	0%	\$0.00	0%	\$0.00
TOTAL ACCOUNTING REVENUE	\$ 450,000	10%	\$0.84	0%	\$0.00
TOTAL ASSESSORS	\$ -	0%	\$0.00	0%	\$0.00
TOTAL DATA PROCESSING	\$ -	0%	\$0.00	0%	\$0.00
TOTAL TOWN CLERK	\$ 150,000	100%	\$2.79	0%	\$0.00
TOTAL ELECTIONS REVENUES	\$ -	0%	\$0.00	0%	\$0.00
TOTAL BOARD OF REGISTRARS	\$ -	0%	\$0.00	0%	\$0.00
TOTAL CONSERVATION COMMISSION	\$ 5,000	100%	\$0.09	0%	\$0.00
TOTAL PLANNING BOARD	\$ 20,000	100%	\$0.37	0%	\$0.00
TOTAL PENSIONS,BENEFITS & IN	\$ 12,000	0%	\$0.00	0%	\$0.00
TOTAL POLICE DEPARTMENT	\$ 163,000	100%	\$3.03	0%	\$0.00
TOTAL FIRE DEPARTMENT	\$ 60,300	100%	\$1.12	0%	\$0.00
TOTAL HARBORMASTER	\$ 47,000	0%	\$0.00	0%	\$0.00
TOTAL BUILDING INSPECTION	\$ 650,000	0%	\$0.00	0%	\$0.00
TOTAL DEPT PUBLIC WORKS	\$ 50,000	50%	\$0.47	0%	\$0.00
TOTAL HEALTH DEPARTMENT	\$ 70,000	100%	\$1.30	0%	\$0.00
TOTAL LIBRARY	\$ 30,000	100%	\$0.56	0%	\$0.00
TOTAL LOCAL RECEIPTS	\$ 2,423,727		\$10.57		\$0.00

			Per Resident		Per Employee		
	FY 2014 Revenue		Percent	Allocation	Percent	Allocation	
TREASURER							
DEFERRED & MISC REVENUES							
11450410 415201	TX/UIENS	\$	200,000	100%	\$3.72	0%	\$0.00
11450410 415202	TAX FORECLOSURES			0%	\$0.00	0%	\$0.00
11450410 415203	DEF/RE/REC	\$	60,000	100%	\$1.12	0%	\$0.00
11450410 415205	ROOM/TAX	\$	30,000	0%	\$0.00	0%	\$0.00
11450410 417203	INT/PEN-TT	\$	80,000	100%	\$1.49	0%	\$0.00
11450410 417206	INT/PEN-TD	\$	20,000	100%	\$0.37	0%	\$0.00
11450410 437005	TT PREMIUM			0%	\$0.00	0%	\$0.00
11450410 437010	MISC.REV	\$	5,000	100%	\$0.09	0%	\$0.00
11450410 482010	INT. INC.	\$	110,000	25%	\$0.51	0%	\$0.00
STATE REVENUE							
11450410 460010	ST/OWN-LND	\$	9,512	0%	\$0.00	0%	\$0.00
11450410 460011	BLIND/ABAT	\$	227,528	10%	\$0.42	0%	\$0.00
11450410 460012	ELDER/ABAT			0%	\$0.00	0%	\$0.00
11450410 460013	SCHL/CHIP70	\$	27,200,610	0%	\$0.00	0%	\$0.00
11450410 460016	POL/INCENT	\$	-	0%	\$0.00	0%	\$0.00
11450410 460017	VET/BENEF	\$	313,256	100%	\$5.83	0%	\$0.00
11450410 460018	LOCAL AID	\$	7,549,641	0%	\$0.00	0%	\$0.00
11450410 460022	Charter School	\$	221,674	0%	\$0.00	0%	\$0.00
High School Reimbursement				0%	\$0.00	0%	\$0.00
11450410 460025	Academy Ave	\$	245,831	0%	\$0.00	0%	\$0.00
TRANSFER OF FUNDS							
11450410 490001	TRSF O/FUND				\$0.00		\$0.00
11450410 490020	TRSF/SR	\$	1,720,000	0%	\$0.00	0%	\$0.00
11450410 490061	TRSF/SEWER	\$	2,581,637	0%	\$0.00	0%	\$0.00
11450410 490062	TRSF/WATER	\$	5,089,479	0%	\$0.00	0%	\$0.00
11450410 490065	TRSF/CPA	\$	241,775	0%	\$0.00	0%	\$0.00
11450410 499900	ISSUANCE PREM	\$	50,000	0%	\$0.00	0%	\$0.00
11450410 490010	Transf Sale of Town land			0%	\$0.00	0%	\$0.00
TOTAL TREASURER		\$	45,955,943		\$13.56		\$0.00

	FY 2014 Revenue	Percent	Allocation	Percent	Allocation
TAX COLLECTOR					
11460410 411001 Pro-forma			\$0.00		\$0.00
11460410 411002 PILOT	\$ 400,000	0%	\$0.00	0%	\$0.00
11460410.411 Real Estate Taxes	\$ 82,604,733	0%	\$0.00	0%	\$0.00
11460410.412 Personal property	\$ 2,600,000	0%	\$0.00	100%	\$102.98
11460410.413 Motor Vehicle Excise	\$ 5,000,000	100%	\$93.04	0%	\$0.00
11460410.414 Boat Excise	\$ 20,000	100%	\$0.37	0%	\$0.00
INTEREST & PENALTIES ON TAXES					
11460410 416110 RE Ad Fees/Tax Taking			\$0.00		\$0.00
11460410 417201 INT/PEN-PP	\$ 8,000	0%	\$0.00	100%	\$0.32
11460410 417202 INT/PEN-RE	\$ 275,000	100%	\$5.12	0%	\$0.00
11460410 417208 MLC	\$ 80,000	100%	\$1.49	0%	\$0.00
11460410 417301 INT/PE-MVE	\$ 180,000	100%	\$3.35	0%	\$0.00
11460410 417302 INT/PEN-BT	\$ 3,000	100%	\$0.06	0%	\$0.00
11460410 434203 2003 ASSES		0%	\$0.00	0%	\$0.00
11460410 434222 INT/TX 02		0%	\$0.00	0%	\$0.00
11460410 434223 FY03/INT		0%	\$0.00	0%	\$0.00
11460410 437010 MISC.REV	\$ 60,000	100%	\$1.12	0%	\$0.00
11460410 437203 I/P ASSMTS		0%	\$0.00	0%	\$0.00
TOTAL TAX COLLECTOR					
	\$ 91,230,733		\$104.53		\$103.30
TOTAL GENERAL FUND					
LOCAL RECEIPTS, TREASURER, TAX COLLECTOR	\$ 139,610,403		\$128.66		\$103.30

Notes: Data Source: Town of Weymouth - Finance Department
Building Inspection, Chapter 70 Revenue, and Real Estate Taxes are captured elsewhere in this Analysis
The allocated percentage is based on likelihood of Southfield residents or businesses creating revenue from the indicated source

OTHER REVENUES

FY2014	Revenue per Resident	Revenue per Employee
TOTAL LOCAL RECEIPTS	\$10.57	\$0.00
TOTAL TREASURER	\$13.56	\$0.00
TOTAL TAX COLLECTOR	\$104.53	\$103.30
TOTAL GENERAL FUND	\$128.66	\$103.30

Other Revenue % Increase	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Other Revenue per Resident	\$131.88	\$ 135.18	\$ 138.56	\$ 142.02	\$ 145.57	\$ 149.21	\$ 152.94	\$ 156.77	\$ 160.68	\$ 164.70	\$ 168.82	
Other Revenue per Employee	\$103.30	\$ 105.88	\$ 108.52	\$ 111.24	\$ 114.02	\$ 116.87	\$ 119.79	\$ 122.79	\$ 125.86	\$ 129.00	\$ 132.23	

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Weymouth/SouthField Residents	539	763	1,195	1,740	2,210	2,723	3,143	3,563	3,983	4,403	4,719	4,719
Other Residential Revenue to Weymouth		\$100,625	\$157,598	\$229,473	\$291,457	\$359,112	\$414,502	\$469,892	\$525,282	\$580,672	\$622,346	\$622,346
SouthField Employees			200	216	216	216	438	883	1,446	2,001	2,557	3,231
Other Commercial Revenue to Weymouth			\$21,126	\$23,456	\$24,042	\$24,643	\$51,230	\$105,751	\$177,495	\$251,852	\$329,816	\$427,166
Total Other Revenue		\$100,625	\$178,723	\$252,929	\$315,499	\$383,755	\$465,732	\$575,643	\$702,777	\$832,524	\$952,162	\$1,049,512

PERMIT REVENUES

Construction Cost as a % of Assessed Value	
Residential	40%
Commercial	70%

	Building Permit Fees per \$1,000 Construction Value	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Residential Construction Cost			\$7,883,890	\$39,483,118	\$47,817,174	\$44,939,534	\$43,975,574	\$33,663,581	\$34,505,170	\$35,367,799	\$36,251,994	\$27,359,631	
Total Residential Permit Fees	\$10.00		\$78,839	\$394,831	\$478,172	\$449,395	\$439,756	\$336,636	\$345,052	\$353,678	\$362,520	\$273,596	
Commercial Construction Cost			\$6,078,990	\$2,548,247		\$6,760,854	\$16,829,697	\$25,289,364	\$27,199,057	\$26,652,563	\$32,697,654	\$30,970,520	\$8,610,569
Total Commercial Permit Fees	\$15.00		\$91,185	\$38,224		\$101,413	\$252,445	\$379,340	\$407,986	\$399,788	\$490,465	\$464,558	\$129,159
Construction Permit Fees			\$170,024	\$433,055	\$478,172	\$550,808	\$692,201	\$715,976	\$753,038	\$753,466	\$852,985	\$738,154	\$129,159

Demolition Costs	\$30,000,000.00		\$2,000,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	
Demolition Permit Fees	\$15.00		\$30,000	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	\$52,500	

Total Site Work Costs	\$121,000,000		\$8,470,000	\$13,310,000	\$15,730,000	\$18,150,000	\$15,730,000	\$14,520,000	\$13,310,000	\$9,680,000	\$7,260,000	\$4,840,000	
Site Work Permit Fees	\$15.00		\$127,050	\$199,650	\$235,950	\$272,250	\$235,950	\$217,800	\$199,650	\$145,200	\$108,900	\$72,600	

Total Permit & Demo & Site Work Fees			\$297,074	\$662,705	\$766,622	\$875,558	\$980,651	\$986,276	\$1,005,188	\$951,166	\$1,014,385	\$863,254	\$129,159
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Notes: Building Permit Rate source: Weymouth Building Department

**ALLOCATED EXPENDITURES
TOWN OF WEYMOUTH, MASSACHUSETTS
FY 2014**

2010 Total Population		53,743				
2007 Economic Census Total Employees		25,248				
					SouthField Allocation	
Expenditures	FY 2014	Allocate	% Per Resident	% Per Employee	Per Resident	Per Employee
GENERAL FUND						
Town Council	\$277,635	A	0%	0%	\$0.00	\$0.00
Mayor's Office	\$1,081,372	A	25%	0%	\$5.03	\$0.00
Reserve Fund	\$500,000	A	100%	0%	\$9.30	\$0.00
Municipal Finance	\$1,725,248	A	25%	0%	\$8.03	\$0.00
Town Solicitor	\$317,905	A	0%	0%	\$0.00	\$0.00
Information Services	\$753,433	A	0%	0%	\$0.00	\$0.00
Town Clerk	\$317,591	A	0%	0%	\$0.00	\$0.00
Planning and Development	\$511,469	A	100%	0%	\$9.52	\$0.00
Town Building Maintenance	\$458,865	A	0%	0%	\$0.00	\$0.00
Administrative Services	\$82,624	A	0%	0%	\$0.00	\$0.00
Human Resources	\$212,408	A	0%	0%	\$0.00	\$0.00
Police	\$10,100,747	A	100%	0%	\$187.95	\$0.00
Fire	\$7,388,300	A	100%	0%	\$137.47	\$0.00
Licensing & Inspection	\$608,782	A	100%	0%	\$11.33	\$0.00
DPW (without refuse collection and removal)	\$4,382,145	A	100%	0%	\$81.54	\$0.00
DPW - Refuse Collection & Removal	\$5,212,500	A	0%	0%	\$0.00	\$0.00
Health	\$469,443	A	100%	0%	\$8.73	\$0.00
Library	\$1,242,269	A	100%	0%	\$23.11	\$0.00
Veterans Services	\$565,318	A	100%	0%	\$10.52	\$0.00
Parks & Recreation	\$196,281	A	100%	0%	\$3.65	\$0.00
Elder Service	\$200,897	A	100%	0%	\$3.74	\$0.00
Civil Defense	\$13,334	A	0%	0%	\$0.00	\$0.00
Commission on Disabilities	\$392	A	0%	0%	\$0.00	\$0.00
Youth and Family Services	\$91,865	A	100%	0%	\$1.71	\$0.00
Debt	\$10,124,979	A	100%	0%	\$188.40	\$0.00
Pensions & Benefits	\$31,050,300	A	70%	0%	\$404.43	\$0.00
Schools	\$58,375,587	A	0%	0%	\$0.00	\$0.00
State Assessment	\$2,648,714	A	50%	0%	\$24.64	\$0.00
Overlay for Abatements	\$700,000	A	100%	0%	\$13.02	\$0.00
Total	\$139,610,403				\$1,132.12	\$0.00

Notes: Data Source: Town of Weymouth - Finance Department
School Expenses are captured elsewhere in this Analysis
The allocated percentage is based on likelihood of SouthField residents or businesses creating revenue from the indicated source

NON-SCHOOL EXPENSES

	Expenses per Resident	Expenses per Employee	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Town Council	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Mayor's Office	\$5.03	\$0.00	\$5.16	\$5.28	\$5.42	\$5.55	\$5.69	\$5.83	\$5.98	\$6.13	\$6.28	\$6.44	\$6.60
Reserve Fund	\$9.30	\$0.00	\$9.54	\$9.77	\$10.02	\$10.27	\$10.53	\$10.79	\$11.06	\$11.34	\$11.62	\$11.91	\$12.21
Municipal Finance	\$8.03	\$0.00	\$8.23	\$8.43	\$8.64	\$8.86	\$9.08	\$9.31	\$9.54	\$9.78	\$10.02	\$10.27	\$10.53
Town Solicitor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Information Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Town Clerk	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Planning and Development	\$9.52	\$0.00	\$9.75	\$10.00	\$10.25	\$10.50	\$10.77	\$11.04	\$11.31	\$11.60	\$11.89	\$12.18	\$12.49
Town Building Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administrative Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Human Resources	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Police	\$187.95	\$0.00	\$192.64	\$197.46	\$202.40	\$207.46	\$212.64	\$217.96	\$223.41	\$228.99	\$234.72	\$240.59	\$246.60
Fire	\$137.47	\$0.00	\$140.91	\$144.43	\$148.05	\$151.75	\$155.54	\$159.43	\$163.41	\$167.50	\$171.69	\$175.98	\$180.38
Licensing & Inspection	\$11.33	\$0.00	\$11.61	\$11.90	\$12.20	\$12.50	\$12.82	\$13.14	\$13.47	\$13.80	\$14.15	\$14.50	\$14.86
DPW (without refuse collection and removal)	\$81.54	\$0.00	\$83.58	\$85.67	\$87.81	\$90.00	\$92.25	\$94.56	\$96.92	\$99.35	\$101.83	\$104.38	\$106.99
DPW - Refuse Collection & Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Health	\$8.73	\$0.00	\$8.95	\$9.18	\$9.41	\$9.64	\$9.88	\$10.13	\$10.38	\$10.64	\$10.91	\$11.18	\$11.46
Library	\$23.11	\$0.00	\$23.69	\$24.29	\$24.89	\$25.51	\$26.15	\$26.81	\$27.48	\$28.16	\$28.87	\$29.59	\$30.33
Veterans Services	\$10.52	\$0.00	\$10.78	\$11.05	\$11.33	\$11.61	\$11.90	\$12.20	\$12.50	\$12.82	\$13.14	\$13.47	\$13.80
Parks & Recreation	\$3.65	\$0.00	\$3.74	\$3.84	\$3.93	\$4.03	\$4.13	\$4.24	\$4.34	\$4.45	\$4.56	\$4.68	\$4.79
Elder Service	\$3.74	\$0.00	\$3.83	\$3.93	\$4.03	\$4.13	\$4.23	\$4.34	\$4.44	\$4.55	\$4.67	\$4.79	\$4.90
Civil Defense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Commission on Disabilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Youth and Family Services	\$1.71	\$0.00	\$1.75	\$1.80	\$1.84	\$1.89	\$1.93	\$1.98	\$2.03	\$2.08	\$2.13	\$2.19	\$2.24
Debt	\$188.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$213.15	\$218.48	\$223.94	\$229.54	\$235.28	\$241.16	\$247.19
Pensions & Benefits	\$404.43	\$0.00	\$414.54	\$424.90	\$435.53	\$446.41	\$457.57	\$469.01	\$480.74	\$492.76	\$505.08	\$517.70	\$530.65
Schools	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
State Assessment	\$24.64	\$0.00	\$25.26	\$25.89	\$26.54	\$27.20	\$27.88	\$28.58	\$29.29	\$30.02	\$30.77	\$31.54	\$32.33
Overlay for Abatements	\$13.02	\$0.00	\$13.35	\$13.68	\$14.03	\$14.38	\$14.74	\$15.10	\$15.48	\$15.87	\$16.27	\$16.67	\$17.09
Snow Plowing - Additional Cost	\$14.81	\$0.00	\$15.18	\$15.56	\$15.95	\$16.35	\$16.76	\$17.18	\$17.60	\$18.04	\$18.50	\$18.96	\$19.43
	\$1,146.93	\$0.00	\$ 982.50	\$ 1,007.06	\$ 1,032.24	\$ 1,058.05	\$ 1,297.65	\$ 1,330.09	\$ 1,363.34	\$ 1,397.43	\$ 1,432.36	\$ 1,468.17	\$ 1,504.88

Non-School Expenses % Increase per year	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Non-School Expenses per Resident	\$1,147	\$983	\$1,007	\$1,032	\$1,058	\$1,298	\$1,330	\$1,363	\$1,397	\$1,432	\$1,468	\$1,505	
	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	
Weymouth/SouthField Residents	539	763	1,195	1,740	2,210	2,723	3,143	3,563	3,983	4,403	4,719	4,719	
Non-School Residential Expenses to Weymouth	\$618,197	\$749,648	\$1,203,441	\$1,796,097	\$2,338,281	\$3,533,501	\$4,180,477	\$4,857,593	\$5,565,952	\$6,306,694	\$6,928,303	\$7,101,511	
SouthField Employees		0	200	216	216	216	438	883	1,446	2,001	2,557	3,231	
Non-School Commercial Expenses to Weymouth	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non-School Expenses	\$618,197	\$749,648	\$1,203,441	\$1,796,097	\$2,338,281	\$3,533,501	\$4,180,477	\$4,857,593	\$5,565,952	\$6,306,694	\$6,928,303	\$7,101,511	

Notes: This Chart calculates annual expenses incurred by Weymouth per resident based on Weymouth FY14
Calculation includes snow-plowing expense at \$14.81 per resident, which is average deficit spending for snow by Weymouth in an above average snow accumulation winter
This Analysis assumes SouthField initially will not add any additional debt to Weymouth
Analysis assumes Weymouth will incur new debt in FY19 to fund Weymouth capital improvements for existing issues and requirements for SouthField

NON-SCHOOL EXPENSES BY DEPARTMENT

	Expenses per Resident	Expenses per Employee	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Town Council	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mayor's Office	\$5.03	\$0.00	\$3,934	\$6,316	\$9,426	\$12,271	\$15,497	\$18,335	\$21,305	\$24,411	\$27,660	\$30,387	\$31,146
Reserve Fund	\$9.30	\$0.00	\$7,276	\$11,681	\$17,433	\$22,695	\$28,663	\$33,911	\$39,403	\$45,149	\$51,158	\$56,200	\$57,605
Municipal Finance	\$8.03	\$0.00	\$6,277	\$10,076	\$15,038	\$19,578	\$24,725	\$29,252	\$33,990	\$38,947	\$44,130	\$48,480	\$49,692
Town Solicitor	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Information Services	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Town Clerk	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Planning and Development	\$9.52	\$0.00	\$7,443	\$11,948	\$17,833	\$23,216	\$29,320	\$34,688	\$40,307	\$46,185	\$52,331	\$57,489	\$58,926
Town Building Maintenance	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administrative Services	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Human Resources	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police	\$187.95	\$0.00	\$146,987	\$235,965	\$352,170	\$458,479	\$579,027	\$685,045	\$796,003	\$912,080	\$1,033,463	\$1,135,325	\$1,163,708
Fire	\$137.47	\$0.00	\$107,515	\$172,599	\$257,599	\$335,359	\$423,535	\$501,084	\$582,245	\$667,151	\$755,938	\$830,446	\$851,207
Licensing & Inspection	\$11.33	\$0.00	\$8,859	\$14,222	\$21,226	\$27,633	\$34,899	\$41,288	\$47,976	\$54,972	\$62,288	\$68,427	\$70,138
DPW (without refuse collection and removal)	\$81.54	\$0.00	\$63,770	\$102,372	\$152,787	\$198,908	\$251,207	\$297,202	\$345,341	\$395,700	\$448,361	\$492,554	\$504,867
DPW - Refuse Collection & Removal	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health	\$8.73	\$0.00	\$6,831	\$10,967	\$16,367	\$21,308	\$26,911	\$31,838	\$36,995	\$42,390	\$48,031	\$52,765	\$54,085
Library	\$23.11	\$0.00	\$18,078	\$29,021	\$43,313	\$56,387	\$71,213	\$84,252	\$97,899	\$112,175	\$127,103	\$139,631	\$143,122
Veterans Services	\$10.52	\$0.00	\$8,227	\$13,206	\$19,710	\$25,660	\$32,407	\$38,341	\$44,551	\$51,047	\$57,841	\$63,542	\$65,130
Parks & Recreation	\$3.65	\$0.00	\$2,856	\$4,585	\$6,843	\$8,909	\$11,252	\$13,312	\$15,468	\$17,724	\$20,083	\$22,062	\$22,614
Elder Service	\$3.74	\$0.00	\$2,923	\$4,693	\$7,004	\$9,119	\$11,516	\$13,625	\$15,832	\$18,141	\$20,555	\$22,581	\$23,145
Civil Defense	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commission on Disabilities	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Youth and Family Services	\$1.71	\$0.00	\$1,337	\$2,146	\$3,203	\$4,170	\$5,266	\$6,230	\$7,240	\$8,295	\$9,399	\$10,326	\$10,584
Debt	\$188.40	\$0.00	\$0	\$0	\$0	\$0	\$580,416	\$686,689	\$797,912	\$914,268	\$1,035,943	\$1,138,049	\$1,166,500
Pensions & Benefits	\$404.43	\$0.00	\$316,294	\$507,759	\$757,814	\$986,574	\$1,245,974	\$1,474,109	\$1,712,872	\$1,962,651	\$2,223,850	\$2,443,040	\$2,504,116
Schools	\$0.00	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Assessment	\$24.64	\$0.00	\$19,272	\$30,938	\$46,175	\$60,113	\$75,919	\$89,820	\$104,368	\$119,587	\$135,502	\$148,858	\$152,579
Overlay for Abatements	\$13.02	\$0.00	\$10,186	\$16,353	\$24,406	\$31,773	\$40,128	\$47,475	\$55,164	\$63,209	\$71,621	\$78,680	\$80,647
Snow Plowing - Additional Cost	\$14.81	\$0.00	\$11,872	\$19,059	\$28,445	\$37,031	\$46,768	\$55,331	\$64,293	\$73,668	\$83,472	\$91,700	\$93,992
	\$1,146.93	\$0.00	\$749,938	\$1,203,905	\$1,796,791	\$2,339,185	\$3,534,642	\$4,181,827	\$4,859,161	\$5,567,749	\$6,308,730	\$6,930,540	\$7,103,803

Non-School Expenses % Increase		2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
Non-School Expenses per Resident	\$1,146.93	\$1,175.61	\$1,205.00	\$1,235.12	\$1,266.00	\$1,297.65	\$1,330.09	\$1,363.34	\$1,397.43	\$1,432.36	\$1,468.17	\$1,504.88	
		FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Weymouth/SouthField Residents	539	763	1,195	1,740	2,210	2,723	3,143	3,563	3,983	4,403	4,719	4,719	
Non-School Residential Expenses to Weymouth	\$618,197	\$896,988	\$1,439,972	\$2,149,112	\$2,797,860	\$3,533,501	\$4,180,477	\$4,857,593	\$5,565,952	\$6,306,694	\$6,928,303	\$7,101,511	
SouthField Employees			200	216	216	216	438	883	1,446	2,001	2,557	3,231	
Non-School Commercial Expenses to Weymouth												\$	-
Total Non-School Expenses	\$618,197	\$896,988	\$1,439,972	\$2,149,112	\$2,797,860	\$3,533,501	\$4,180,477	\$4,857,593	\$5,565,952	\$6,306,694	\$6,928,303	\$	7,101,511

Notes: This Chart demonstrates how non-school expenses can be allocated to increase each department's annual budget

SCHOOL EXPENSE

Weymouth Average 0.31

Students per Household	
Single-Family Detached	0.37 US Census Bureau 2007 - 2009 ACS
Townhouse	0.22 US Census Bureau 2007 - 2009 ACS
Multifamily For-Sale	0.22 US Census Bureau 2007 - 2009 ACS
Multifamily For-Rent	0.22 US Census Bureau 2007 - 2009 ACS

	Units	Students per Household	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Phase 1														
The Commons (R-1)	72	0.22		15	0	0	0	0	0	0	0	0	0	0
The Commons (R-9-10-11)	226	0.22		0	0	0	0	0	0	0	0	0	0	0
Winterwoods	108	0.22		0	8	14	0	0	0	0	0	0	0	0
Highlands	115	0.22		8	4	0	0	0	0	0	0	0	0	0
Snowbird	27	0.37		1	6	0	0	0	0	0	0	0	0	0
Transit Village	200	0.22		0	16	16	11	0	0	0	0	0	0	0
Eventide	220	0.00												
	968													
Future Residential														
Townhomes	330	0.22				8	8	8	8	8	8	8	8	
Single-Family Small Lot	350	0.37				0	18	18	18	18	18	18	7	
Single-Family Medium Lot	150	0.37				5	5	5	5	5	5	5	2	
Condo	350	0.22				0	11	11	11	11	11	11	11	
Apartments	350	0.22				0	0	13	13	13	13	13	11	
Senior Housing	145	0.00												
Added per year			0	24	34	43	53	55	55	55	55	55	39	0
TOTAL			20	44	78	121	174	229	284	339	394	449	488	488

Education Rate % Increase			3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
			FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Cost per Pupil (Weymouth Average)	\$12,510		\$12,885	\$13,272	\$13,670	\$14,080	\$14,503	\$14,938	\$15,386	\$15,847	\$16,323	\$16,812	\$17,317	
Cost of All SouthField Pupils based on Weymouth Average			\$566,953	\$1,035,205	\$1,654,072	\$2,449,940	\$3,321,077	\$4,242,277	\$5,215,760	\$6,243,834	\$7,328,898	\$8,204,448	\$8,450,582	
Chapter 70 Funds														
SSITDC - Transfer to Weymouth														
State Contribution per Pupil	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
# of Pupils	20		20	20	20	20	20	20	20	20	20	20	20	20
Subtotal			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
200+ New Pupils	(\$3,638)		(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)	(\$3,638)
# of Pupils			0	0	0	0	0	29	84	139	194	249	288	
Subtotal			\$0	\$0	\$0	\$0	\$0	(\$105,502)	(\$305,592)	(\$505,682)	(\$705,772)	(\$905,862)	(\$1,047,744)	
Annual Increase - Per Pupil	(\$25)		(\$25)	(\$50)	(\$75)	(\$75)	(\$100)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
# of Pupils			20	44	78	121	174	229	284	339	394	449	488	
Subtotal			(\$500)	(\$2,200)	(\$5,850)	(\$9,075)	(\$17,400)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Chapter 70 Funds			(\$500)	(\$2,200)	(\$5,850)	(\$9,075)	(\$17,400)	(\$105,502)	(\$305,592)	(\$505,682)	(\$705,772)	(\$905,862)	(\$1,047,744)	
Grants	(\$1,500)		(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
# of Pupils			44	78	121	174	229	284	339	394	449	488	488	
Total Chapter Grants			(\$66,000)	(\$117,000)	(\$181,500)	(\$261,000)	(\$343,500)	(\$426,000)	(\$508,500)	(\$591,000)	(\$673,500)	(\$732,000)	(\$732,000)	
Chapter 70 and Grants Total			(\$66,500)	(\$119,200)	(\$187,350)	(\$270,075)	(\$360,900)	(\$531,502)	(\$814,092)	(\$1,096,682)	(\$1,379,272)	(\$1,637,862)	(\$1,779,744)	
Annual Weymouth School Expense			\$500,453	\$916,005	\$1,466,722	\$2,179,865	\$2,960,177	\$3,710,775	\$4,401,668	\$5,147,152	\$5,949,626	\$6,566,586	\$6,670,838	
Weymouth Cost per SouthField Pupil after Grants and Chapter 70			\$11,374	\$11,744	\$12,122	\$12,528	\$12,927	\$13,066	\$12,984	\$13,064	\$13,251	\$13,456	\$13,670	

Notes: FY14 includes 20 Pupils
Expenses, Chapter 70 reimbursement and Grants confirmed by Weymouth School Department

PROJECTED TOTAL EXPENSES

<i>Expenses % Increase</i>	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%
	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Non-School Expenses	\$749,648	\$1,203,441	\$1,796,097	\$2,338,281	\$3,533,501	\$4,180,477	\$4,857,593	\$5,565,952	\$6,306,694	\$6,928,303	\$7,101,511
School Expenses	\$500,453	\$916,005	\$1,466,722	\$2,179,865	\$2,960,177	\$3,710,775	\$4,401,668	\$5,147,152	\$5,949,626	\$6,566,586	\$6,670,838
Total Expenses by Weymouth	\$1,250,101	\$2,119,446	\$3,262,819	\$4,518,146	\$6,493,678	\$7,891,252	\$9,259,261	\$10,713,104	\$12,256,320	\$13,494,890	\$13,772,349

HOST COMMUNITY FEES - WEYMOUTH

	Per 1,000 sq. ft. of Commercial	Per Residential Unit
Host Community Payment	\$837.20	\$3,602.66

Residential Units sold as of 12-31-13	634
Commercial SF as of 12-31-13	55,342
HC Fees paid through end of 2013	\$5,010,419
HC Fees Remaining	\$9,629,581
Total Capped At Full Build-Out	\$14,640,000

		FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Residential Units Subject to Fee in Weymouth	1,929	138	198	275	290	215	215	215	215	168	0	
Host Community Fee to Weymouth	\$3,602.66	\$497,167	\$713,327	\$990,732	\$1,044,771	\$774,572	\$774,572	\$774,572	\$774,572	\$605,247	\$0	
Residential Units Subject to Fee in Rockland	292						38	113	113	28		
Host Community Fee to Weymouth	\$3,602.66						\$136,901	\$407,101	\$407,101	\$100,874		
Commercial Space in Weymouth Subject to Fee	844,658				50,000	100,000	147,329	125,000	125,000	172,329	125,000	
Host Community Fee to Weymouth	\$837.20				\$41,860	\$83,720	\$123,344	\$104,650	\$104,650	\$144,274	\$104,650	
Total Host Community Fee		\$497,167	\$713,327	\$990,732	\$1,086,631	\$858,292	\$1,034,817	\$1,286,322	\$1,286,322	\$850,395	\$104,650	
Total HCF Cumulative to Weymouth		\$497,167	\$1,210,494	\$2,201,225	\$3,287,857	\$4,146,149	\$5,180,965	\$6,467,288	\$7,753,610	\$8,604,006	\$8,708,656	

Notes: Host Community Fees included in the calculation above: 2,855 residential units and 900,000 SF Commercial

TAX PLEDGE BOND

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Pledged Real Estate Tax (Bond)	\$991,813	\$1,038,906	\$1,082,125	\$1,121,469	\$1,131,938	\$1,165,469	\$1,146,094	\$1,151,719	\$1,154,438	\$1,156,188	\$1,155,031
Developer Contribution	\$703,819	\$699,507	\$497,294	\$251,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tax Pledge	\$287,994	\$339,399	\$584,831	\$869,869	\$1,131,938	\$1,165,469	\$1,146,094	\$1,151,719	\$1,154,438	\$1,156,188	\$1,155,031
Savings to Weymouth for Private Trash	\$84,900	\$122,693	\$208,654	\$313,375	\$412,274	\$521,013	\$608,839	\$700,730	\$796,835	\$897,308	\$984,257

Notes: Pledged Real Estate Tax payment is to be made to Bond holders by SSTTDC
Developer Contribution is based on Land owned by Developer within FOST 1&2
Tax Pledge indicates portion of Real Estate Taxes collected within FOST 1&2 paid to SSTTDC

PROJECTED TOTAL REVENUE

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Real Estate Tax Revenue -98%	\$1,437,532	\$1,885,551	\$3,249,061	\$4,832,604	\$6,572,027	\$8,629,111	\$10,670,076	\$12,850,017	\$15,098,624	\$17,620,123	\$19,871,476
Pledged Real Estate Tax (Bond) Weymouth Contribution	(\$287,994)	(\$339,399)	(\$584,831)	(\$869,869)	(\$1,131,938)	(\$1,165,469)	(\$1,146,094)	(\$1,151,719)	(\$1,154,438)	(\$1,156,188)	(\$1,155,031)
Permit Revenue	\$297,074	\$662,705	\$766,622	\$875,558	\$980,651	\$986,276	\$1,005,188	\$951,166	\$1,014,385	\$863,254	\$129,159
Other Revenues	\$100,625	\$178,723	\$252,929	\$315,499	\$383,755	\$465,732	\$575,643	\$702,777	\$832,524	\$952,162	\$1,049,512
Total Revenue to Weymouth	\$1,547,237	\$2,387,580	\$3,683,780	\$5,153,792	\$6,804,496	\$8,915,650	\$11,104,813	\$13,352,241	\$15,791,095	\$18,279,352	\$19,895,115

PROJECTED CASH FLOW

	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total Revenue	\$1,547,237	\$2,387,580	\$3,683,780	\$5,153,792	\$6,804,496	\$8,915,650	\$11,104,813	\$13,352,241	\$15,791,095	\$18,279,352	\$19,895,115
Total Expenses	\$1,250,101	\$2,119,446	\$3,262,819	\$4,518,146	\$6,493,678	\$7,891,252	\$9,259,261	\$10,713,104	\$12,256,320	\$13,494,890	\$13,772,349
Cash Flow to Weymouth	\$297,136	\$268,135	\$420,961	\$635,646	\$310,818	\$1,024,399	\$1,845,552	\$2,639,137	\$3,534,776	\$4,784,462	\$6,122,767
Host Community Fees	\$497,167	\$713,327	\$990,732	\$1,086,631	\$858,292	\$1,034,817	\$1,286,322	\$1,286,322	\$850,395	\$104,650	\$0
Cash Flow and Host Community Fees	\$794,303	\$981,461	\$1,411,693	\$1,722,277	\$1,169,110	\$2,059,216	\$3,131,875	\$3,925,460	\$4,385,171	\$4,889,112	\$6,122,767

Cumulative Cash Flow to Weymouth	\$794,303	\$1,775,764	\$3,187,457	\$4,909,734	\$6,078,844	\$8,138,059	\$11,269,934	\$15,195,394	\$19,580,564	\$24,469,676	\$30,592,443
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