

TOWN OF ANDOVER  
DAT - EXEMPT DEBT PROJECTIONS

EXEMPT DEBT	AMOUNT	YRS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2013-2036 TOTAL YRS
<b>EXISTING</b>			3,900,532	3,747,718	3,524,884	3,363,779	2,307,850	1,574,179	1,508,174	1,456,925	1,246,989	797,056	535,056	208,929	24,639,800
LESS SBAB			(1,551,446)	(1,551,446)	(1,551,446)	(1,551,446)	(1,142,103)	-	-	-	-	-	-	-	(7,347,887)
<b>TOTAL</b>			<b>2,349,086</b>	<b>2,196,272</b>	<b>1,973,438</b>	<b>1,812,333</b>	<b>1,165,747</b>	<b>1,574,179</b>	<b>1,508,174</b>	<b>1,456,925</b>	<b>1,246,989</b>	<b>797,056</b>	<b>535,056</b>	<b>208,929</b>	<b>17,291,913</b>
TAX RATE IMPACT			\$ 167.23	\$ 160.26	\$ 140.49	\$ 129.02	\$ 82.99	\$ 112.06	\$ 107.37	\$ 103.72	\$ 88.77	\$ 56.74	\$ 38.09	\$ 14.87	\$ 1,231.00
<b>APPROVED</b>															
BANCROFT SCHOOL	\$ 14,000,000	20	-	1,120,000	1,099,000	1,078,000	1,057,000	1,036,000	1,015,000	994,000	973,000	952,000	931,000	910,000	18,410,000
	\$ 14,000,000	20	-	-	1,120,000	1,099,000	1,078,000	1,057,000	1,036,000	1,015,000	994,000	973,000	952,000	931,000	18,410,000
TBD	\$ 6,000,000	20	-	-	480,000	471,000	462,000	453,000	444,000	435,000	426,000	417,000	408,000	399,000	7,890,000
<b>TOTAL</b>			<b>-</b>	<b>1,120,000</b>	<b>2,699,000</b>	<b>2,648,000</b>	<b>2,597,000</b>	<b>2,546,000</b>	<b>2,495,000</b>	<b>2,444,000</b>	<b>2,393,000</b>	<b>2,342,000</b>	<b>2,291,000</b>	<b>2,240,000</b>	<b>44,710,000</b>
TAX RATE IMPACT	\$ 34,000,000		\$ -	\$ 79.73	\$ 192.14	\$ 188.51	\$ 184.88	\$ 181.25	\$ 177.62	\$ 173.99	\$ 170.36	\$ 166.72	\$ 163.09	\$ 159.46	\$ 3,182.87
<b>PLANNED</b>															
BALLARDALE FIRE	\$ 1,500,000	20	-	-	120,000	117,750	115,500	113,250	111,000	108,750	106,500	104,250	102,000	99,750	1,972,500
	\$ 3,000,000	20	-	-	-	240,000	235,500	231,000	226,500	222,000	217,500	213,000	208,500	204,000	3,945,000
	\$ 3,500,000	20	-	-	-	-	280,000	274,750	269,500	264,250	259,000	253,750	248,500	243,250	4,602,500
	\$ -	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	\$ -	20	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>-</b>	<b>-</b>	<b>120,000</b>	<b>357,750</b>	<b>631,000</b>	<b>619,000</b>	<b>607,000</b>	<b>595,000</b>	<b>583,000</b>	<b>571,000</b>	<b>559,000</b>	<b>547,000</b>	<b>10,520,000</b>
TAX RATE IMPACT	\$ 8,000,000		\$ -	\$ -	\$ 8.54	\$ 25.47	\$ 44.92	\$ 44.07	\$ 43.21	\$ 42.36	\$ 41.50	\$ 40.65	\$ 39.79	\$ 38.94	\$ 750.61
<b>TOWN YARD</b>															
	6,000,000	20	-	-	480,000	471,000	462,000	453,000	444,000	435,000	426,000	417,000	408,000	399,000	7,890,000
	6,000,000	20	-	-	-	480,000	471,000	462,000	453,000	444,000	435,000	426,000	417,000	408,000	7,890,000
	6,000,000	20	-	-	-	-	480,000	471,000	462,000	453,000	444,000	435,000	426,000	417,000	7,890,000
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>-</b>	<b>-</b>	<b>480,000</b>	<b>951,000</b>	<b>1,413,000</b>	<b>1,386,000</b>	<b>1,359,000</b>	<b>1,332,000</b>	<b>1,305,000</b>	<b>1,278,000</b>	<b>1,251,000</b>	<b>1,224,000</b>	<b>23,670,000</b>
TAX RATE IMPACT	18,000,000		\$ -	\$ -	\$ 34.17	\$ 67.70	\$ 100.59	\$ 98.67	\$ 96.75	\$ 94.82	\$ 92.90	\$ 90.98	\$ 89.06	\$ 87.14	\$ 1,685.05
<b>ANDOVER HIGH SCHOOL</b>															
	5,000,000	20	-	-	-	400,000	392,500	385,000	377,500	370,000	362,500	355,000	347,500	340,000	6,575,000
	5,000,000	20	-	-	-	-	400,000	392,500	385,000	377,500	370,000	362,500	355,000	347,500	6,575,000
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	400,000	20	-	-	-	-	-	-	-	20,000	31,400	30,800	30,200	29,600	514,000
<b>TOTAL</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>400,000</b>	<b>792,500</b>	<b>777,500</b>	<b>762,500</b>	<b>767,500</b>	<b>763,900</b>	<b>748,300</b>	<b>732,700</b>	<b>717,100</b>	<b>13,664,000</b>
TAX RATE IMPACT	10,400,000		\$ -	\$ -	\$ -	\$ 28.48	\$ 56.42	\$ 55.35	\$ 54.28	\$ 54.64	\$ 54.38	\$ 53.27	\$ 52.16	\$ 51.05	\$ 972.73
<b>EARLY EDUCATION CENTER</b>															
	2,500,000	20	-	-	-	200,000	196,250	192,500	188,750	185,000	181,250	177,500	173,750	170,000	3,287,500
	2,500,000	20	-	-	-	-	200,000	196,250	192,500	188,750	185,000	181,250	177,500	173,750	3,287,500
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	20	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>-</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>396,250</b>	<b>388,750</b>	<b>381,250</b>	<b>373,750</b>	<b>366,250</b>	<b>358,750</b>	<b>351,250</b>	<b>343,750</b>	<b>6,575,000</b>
TAX RATE IMPACT	5,000,000		\$ -	\$ -	\$ -	\$ 14.24	\$ 28.21	\$ 27.67	\$ 27.14	\$ 26.61	\$ 26.07	\$ 25.54	\$ 25.01	\$ 24.47	\$ 468.07
<b>TOTAL DEBT SERVICE</b>			<b>\$ 2,349,086</b>	<b>\$ 3,316,272</b>	<b>\$ 5,272,438</b>	<b>\$ 6,369,083</b>	<b>\$ 6,995,497</b>	<b>\$ 7,291,429</b>	<b>\$ 7,112,924</b>	<b>\$ 6,969,175</b>	<b>\$ 6,658,139</b>	<b>\$ 6,095,106</b>	<b>\$ 5,720,006</b>	<b>\$ 5,280,779</b>	<b>\$ 116,430,913</b>
<b>TOTAL TAX RATE IMPACT</b>			<b>\$ 167.23</b>	<b>\$ 239.99</b>	<b>\$ 375.34</b>	<b>\$ 453.41</b>	<b>\$ 498.00</b>	<b>\$ 519.07</b>	<b>\$ 506.36</b>	<b>\$ 496.13</b>	<b>\$ 473.99</b>	<b>\$ 433.91</b>	<b>\$ 407.20</b>	<b>\$ 375.93</b>	<b>\$ 8,290.31</b>

Assumptions: Proposed Projects Bonded at 3% Interest  
 First principal and interest payment made two years after project approval  
 \$375 Exempt Debt is approximately \$5,300,000 in debt service payments  
 Average FY2013 Home Value \$549,070 per Assessor  
 Each \$1,000,000 of exempt debt equals approx \$72.00 in additional taxes for average home

12/17/2012

**TOWN OF ANDOVER  
DAT - NON EXEMPT DEBT PROJECTIONS**

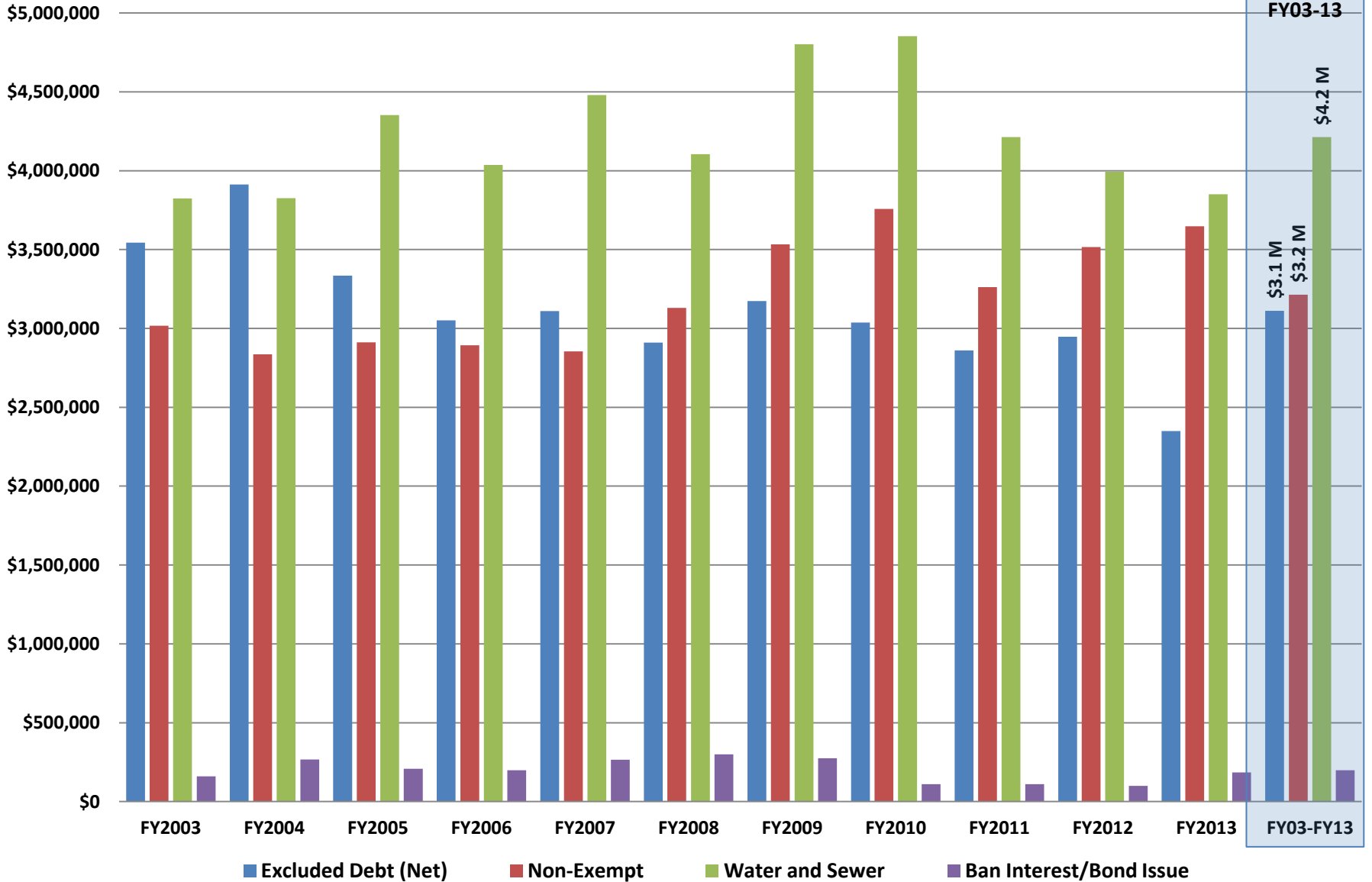
NON-EXEMPT DEBT		AMOUNT	YRS	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	BALANCE	TOTAL
TOTAL EXISTING DEBT				3,648,557	3,298,577	3,107,427	3,007,867	2,875,550	2,645,756	2,424,780	2,053,625	1,930,347	1,863,205	1,771,281	8,615,345	37,242,317
FY13 BORROW (EST)				-	448,042	528,200	606,358	592,516	578,676	564,834	550,992	537,150	523,308	509,466	3,815,209	9,254,751
AUTHORIZED BORROW FY14				-	-	108,000	105,600	103,200	100,800	98,400	96,000	93,600	91,200	88,800	818,400	1,704,000
LEDGE ROAD LANDFILL CLOSURE				-	-	180,000	356,000	528,000	639,300	624,560	609,820	595,080	580,340	565,600	5,715,460	10,394,160
<b>TOTAL DEBT</b>				<b>3,648,557</b>	<b>3,746,619</b>	<b>3,923,627</b>	<b>4,075,825</b>	<b>4,099,266</b>	<b>3,964,532</b>	<b>3,712,574</b>	<b>3,310,437</b>	<b>3,156,177</b>	<b>3,058,053</b>	<b>2,935,147</b>	<b>18,964,414</b>	<b>58,595,228</b>
<b>PROPOSED CIP FY14</b>																
HIGHWAY VEHICLES	DPW-7b	300,000	10	-	-	37,500	36,750	36,000	35,250	34,500	33,750	33,000	32,250	31,500	30,750	341,250
FIRE VEHICLE REPLACEMENT	FR-1b	270,000	5	-	-	59,400	58,320	57,240	56,160	55,080	-	-	-	-	-	286,200
MAJOR TOWN PROJECTS	P&F-6	600,000	15	-	-	58,000	56,800	55,600	54,400	53,200	52,000	50,800	49,600	48,400	265,200	744,000
BOWLING GREEN/BALMORAL	P&F-7	100,000	10	-	-	12,500	12,250	12,000	11,750	11,500	11,250	11,000	10,750	10,500	10,250	113,750
TOWN PLAYGROUND REPLACE	P&F-9	100,000	10	-	-	12,500	12,250	12,000	11,750	11,500	11,250	11,000	10,750	10,500	10,250	113,750
CONSERVATION LAND PURCHASE	CON-1	2,000,000	20	-	-	160,000	157,000	154,000	151,000	148,000	145,000	142,000	139,000	136,000	1,298,000	2,630,000
CHANDLER LAND ACQUISITION	TM-1	775,000	20	-	-	62,000	60,838	59,675	58,513	57,350	56,188	55,025	53,863	52,700	502,975	1,019,125
SCHOOL FACILITY SPACE STUDY	SCH-4	600,000	5	-	-	132,000	129,600	127,200	124,800	122,400	-	-	-	-	-	636,000
MAJOR SCHOOL PROJECTS	SCH-5	1,000,000	20	-	-	80,000	78,500	77,000	75,500	74,000	72,500	71,000	69,500	68,000	649,000	1,315,000
DOHERTY/WWII AUDITORIUM	SCH-6	330,000	5	-	-	72,600	71,280	69,960	68,640	67,320	-	-	-	-	-	349,800
SCHOOL SITE IMPROVEMENTS	SCH-7	1,200,000	20	-	-	96,000	94,200	92,400	90,600	88,800	87,000	85,200	83,400	81,600	778,800	1,578,000
SCHOOL SITE IMPROVEMENTS	SCH-7	2,000,000	20	-	-	-	160,000	157,000	154,000	151,000	148,000	145,000	142,000	139,000	1,434,000	2,630,000
TENNIS COURTS	SCH-8	400,000	10	-	-	50,000	49,000	48,000	47,000	46,000	45,000	44,000	43,000	42,000	41,000	455,000
		<u>9,675,000</u>		<u>-</u>	<u>-</u>	<u>832,500</u>	<u>976,788</u>	<u>958,075</u>	<u>939,363</u>	<u>920,650</u>	<u>661,938</u>	<u>648,025</u>	<u>634,113</u>	<u>620,200</u>	<u>5,020,225</u>	<u>12,211,875</u>
FUTURE CIP DEBT (\$4.5M AVG)				-	-	-	360,000	713,250	1,059,750	1,399,500	1,732,500	2,058,750	2,378,250	2,691,000	34,947,000	47,340,000
<b>TOTAL DEBT INCLUDING FY14 CIP AND FUTURE CIP DEBT</b>				<b>3,648,557</b>	<b>3,746,619</b>	<b>4,756,127</b>	<b>5,052,613</b>	<b>5,057,341</b>	<b>4,903,895</b>	<b>4,633,224</b>	<b>3,972,375</b>	<b>3,804,202</b>	<b>3,692,166</b>	<b>3,915,347</b>	<b>29,542,139</b>	<b>76,724,603</b>
General Fund Budget (3% yrly inc)				<i>Actual</i>	<i>FY14 Budget Proj</i>											
				141,231,067	147,801,409	152,235,451	156,802,515	161,506,590	166,351,788	171,342,342	176,482,612	181,777,090	187,230,403	192,847,315		
<b>Non-Exempt Debt as a % of Budget</b>				<b>2.58%</b>	<b>2.53%</b>	<b>3.12%</b>	<b>3.22%</b>	<b>3.13%</b>	<b>2.95%</b>	<b>2.70%</b>	<b>2.25%</b>	<b>2.09%</b>	<b>1.97%</b>	<b>2.03%</b>		
Exempt Debt				2,349,086	3,316,272	5,272,438	6,369,083	6,995,497	7,291,429	7,112,924	6,969,175	6,658,139	6,095,106	5,720,006		
Total Debt				5,997,643	7,062,891	10,028,565	11,421,696	12,052,838	12,195,324	11,746,148	10,941,550	10,462,341	9,787,272	9,635,353		
<b>Total Debt as a % of Budget</b>				<b>4.25%</b>	<b>4.78%</b>	<b>6.59%</b>	<b>7.28%</b>	<b>7.46%</b>	<b>7.33%</b>	<b>6.86%</b>	<b>6.20%</b>	<b>5.76%</b>	<b>5.23%</b>	<b>5.00%</b>		

# PRIMARY DEBT POLICIES

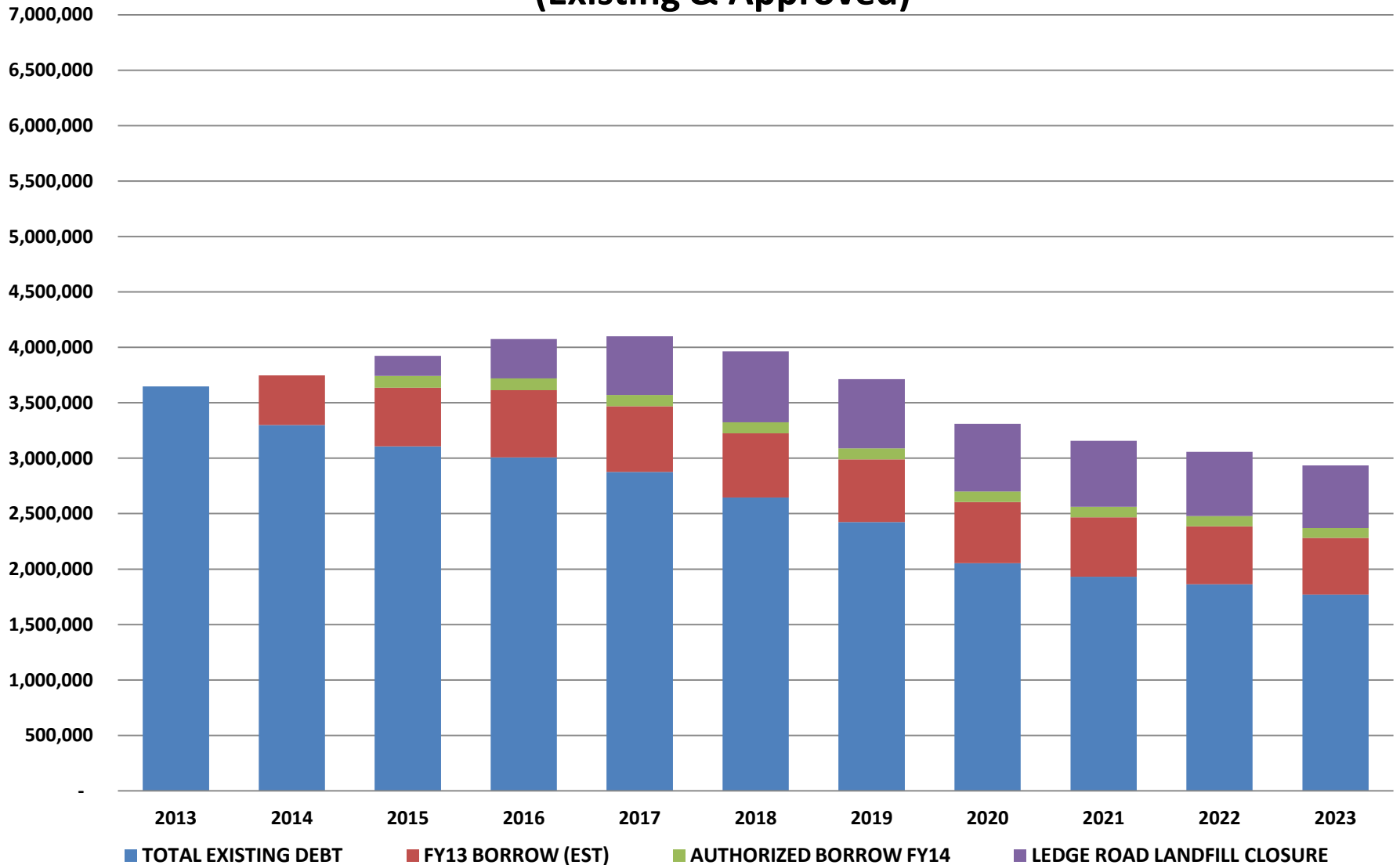
- **Projects proposed to be funded through long-term debt should identify the impact to the average tax bill.**
- **Proposed debt funded projects should identify the impact to the annual operating budget.**
- **Large building projects should be funded with exempted debt outside Proposition 2 ½ levy limits.**
- **General Fund debt service should not exceed 10% of General Fund revenues. (FY13 = \$3.6M / \$13M)**
- **Water and sewer debt service should not exceed 40% of those operating revenues. (FY13 = \$3.9M / \$4.8M)**
- **50% of outstanding debt principal should be paid off within 10 years.**

# Annual Debt Service History

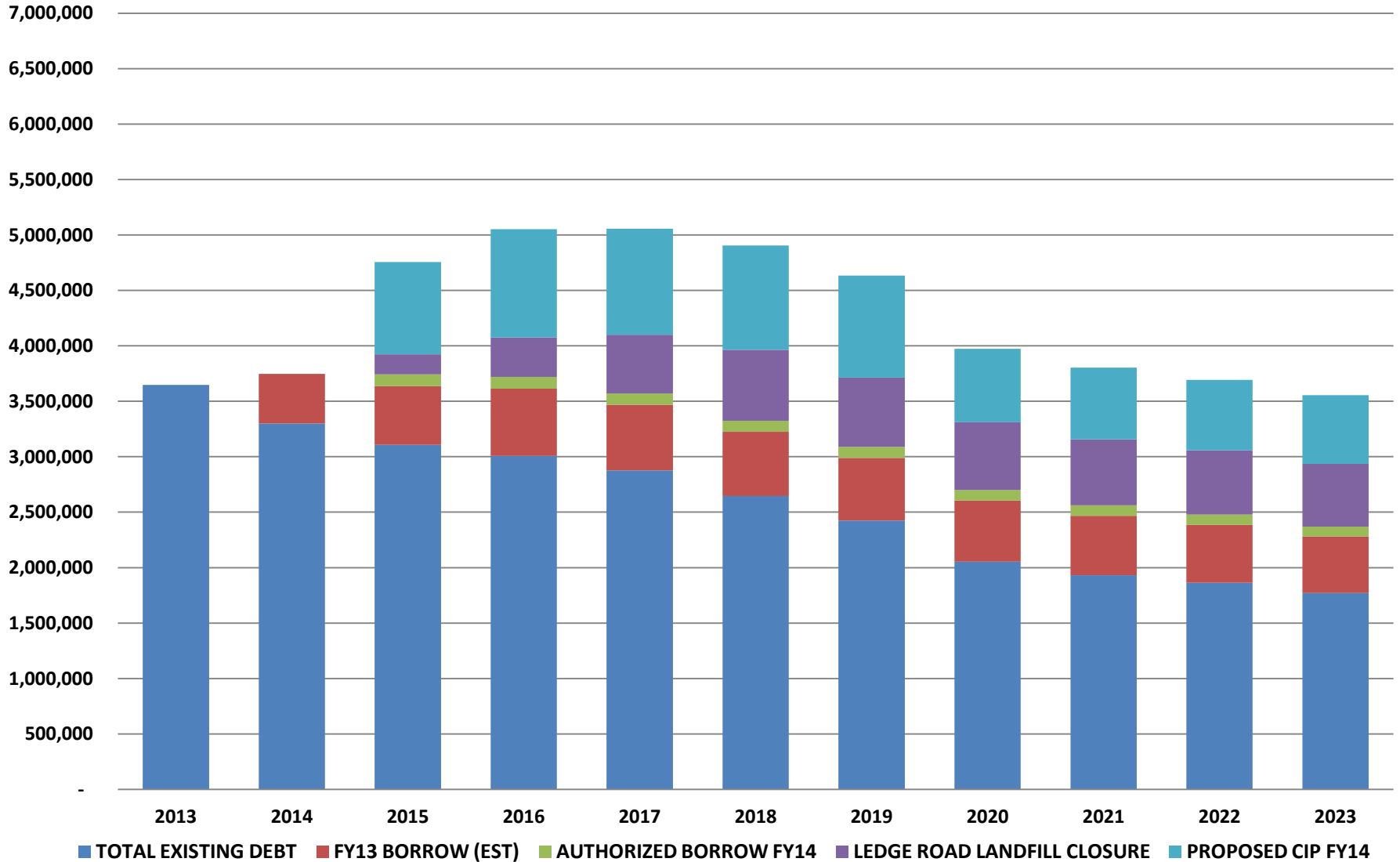
## FY2003 - FY2013



# Non Exempt Debt - Projected Debt Service (Existing & Approved)

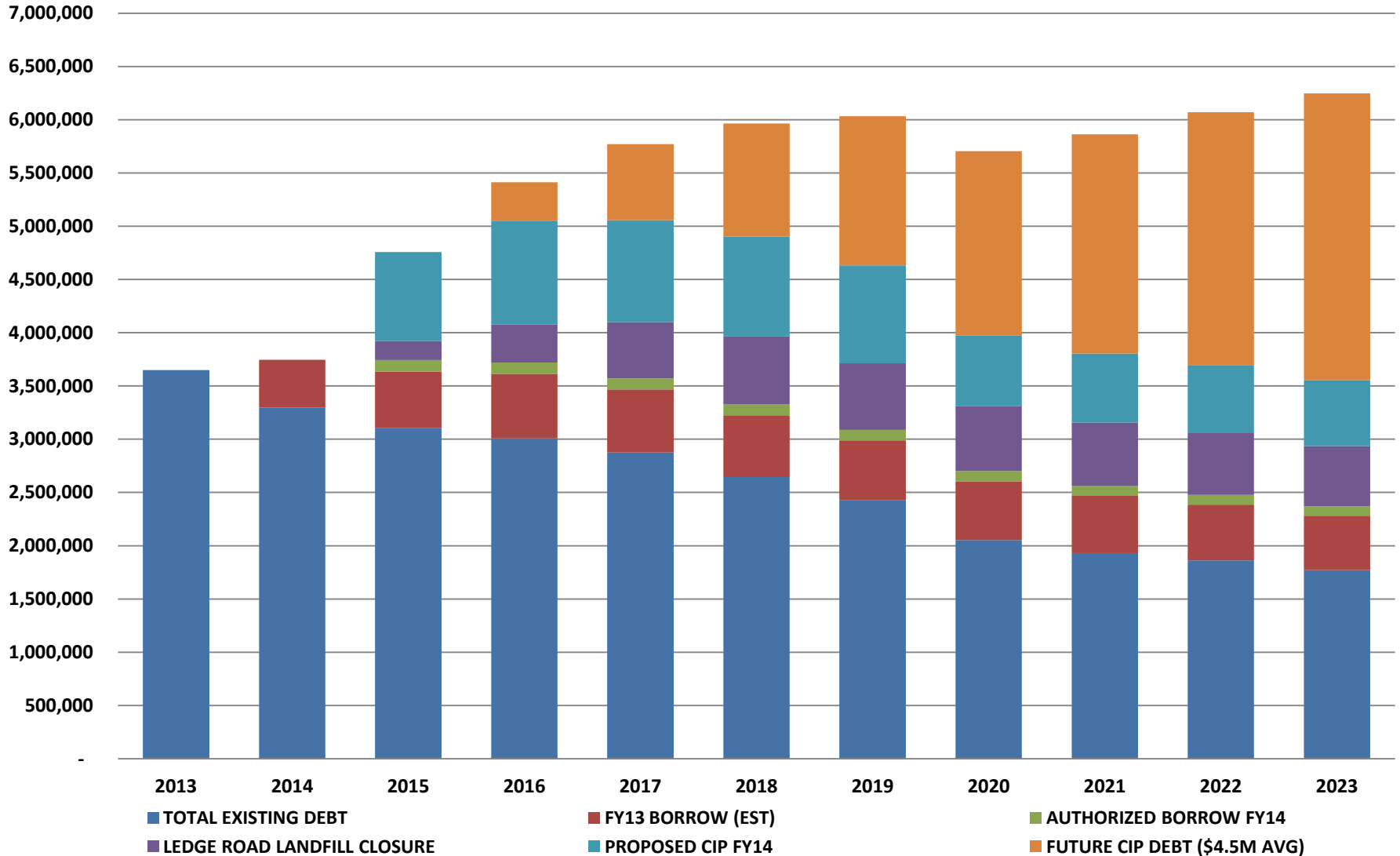


# Non Exempt Debt - Projected Debt Service (Existing, Approved & FY14 CIP)



# Non Exempt Debt - Projected Debt Service

## (Existing, Approved, FY14 CIP & \$4.5M Yr FY15-23)



# EXISTING EXEMPT DEBT

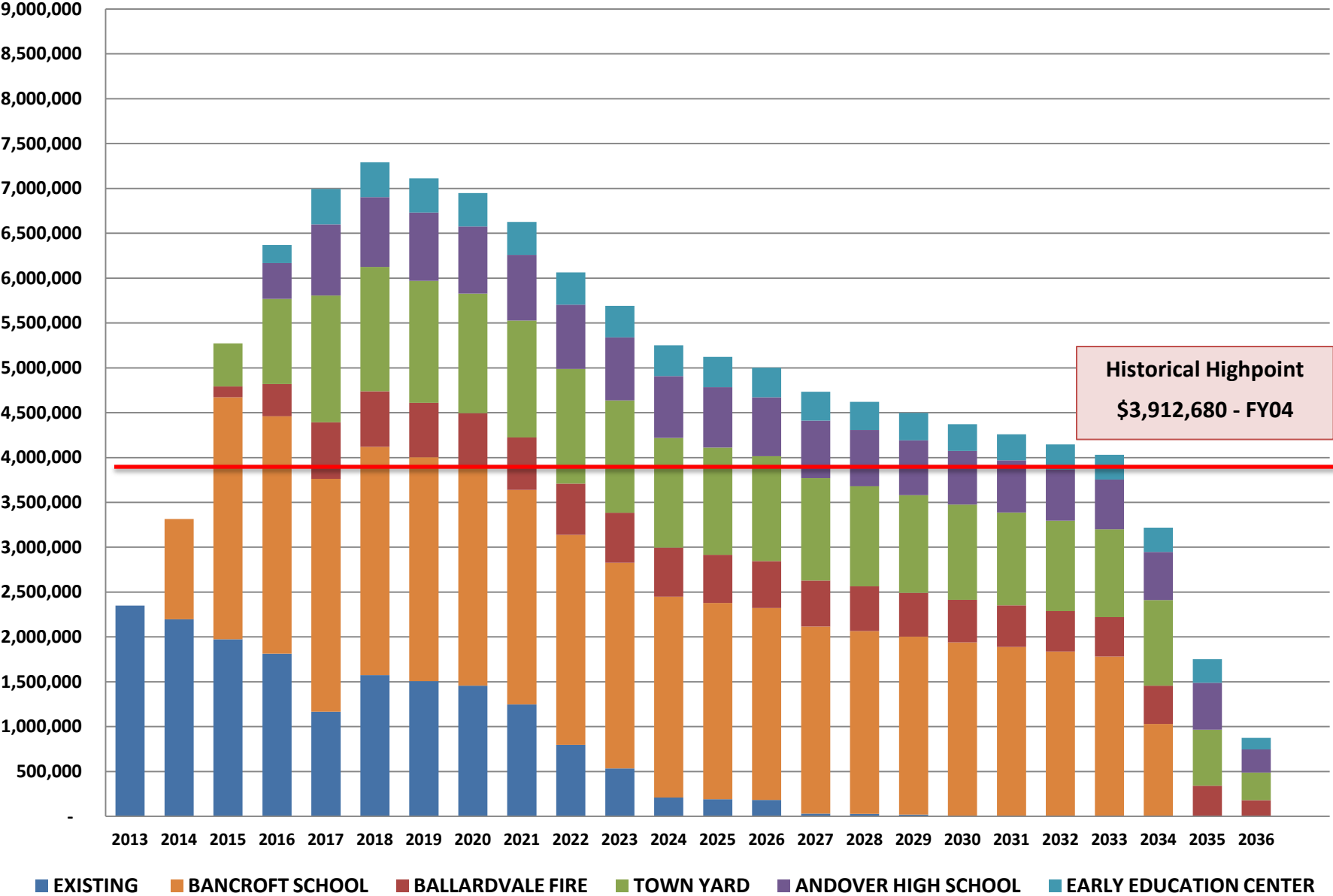
High School Renovations ('94)	\$40.5 M
New Middle & Elem. Schools ('09-'00)	\$34.5 M
Public Safety Center ('01-'02)	<u>\$14.0 M</u>
<b>Total Authorized</b>	<b>\$89.0 M</b>
Paid Off/Reimbursed	(\$64.4 M)
Outstanding	\$24.6 M
State to Reimburse	<u>(\$7.3 M)</u>
<b>Net Remaining Exempt Debt</b>	<b>\$17.3 M</b>



# NEW & POTENTIAL EXEMPT DEBT

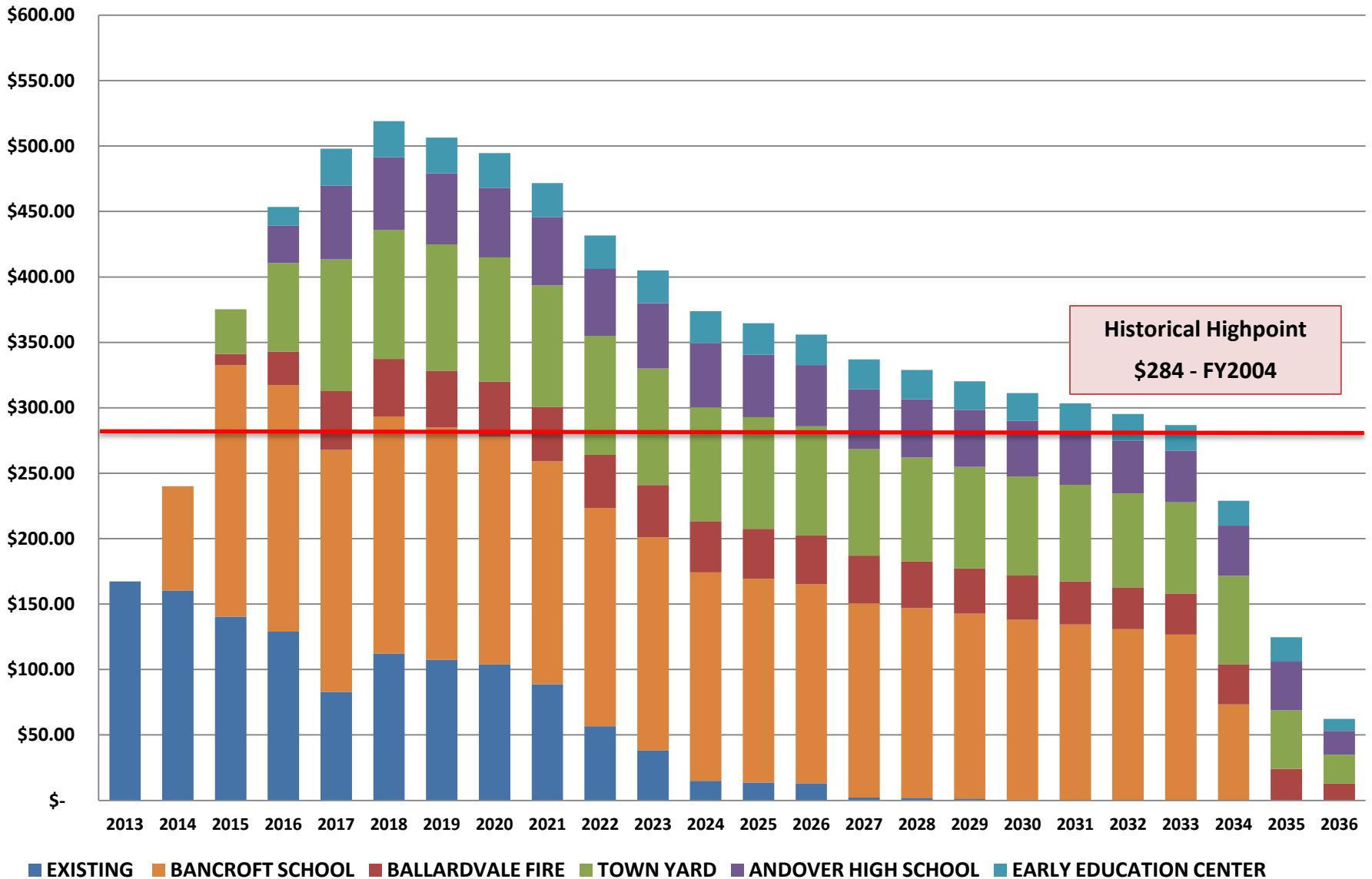
<b>Bancroft School (approved)</b>	<b>\$28.0 M</b>
<b>Bancroft School (additional FY13)</b>	<b>\$6.0 M</b>
<b>Ballardvale Fire Station (Est.)</b>	<b>\$8.0 M</b>
<b>Town Yard (Est.)</b>	<b>\$18.0 M</b>
<b>AHS Addition/Renovations (Est.)</b>	<b>\$10.0 M</b>
<b>Early Childhood Center (Est.)</b>	<b><u>\$5.0 M</u></b>
<b>Total New/Potential Exempt Debt</b>	<b>\$67.0 M</b>

# Exempt Debt - Projected Debt Service

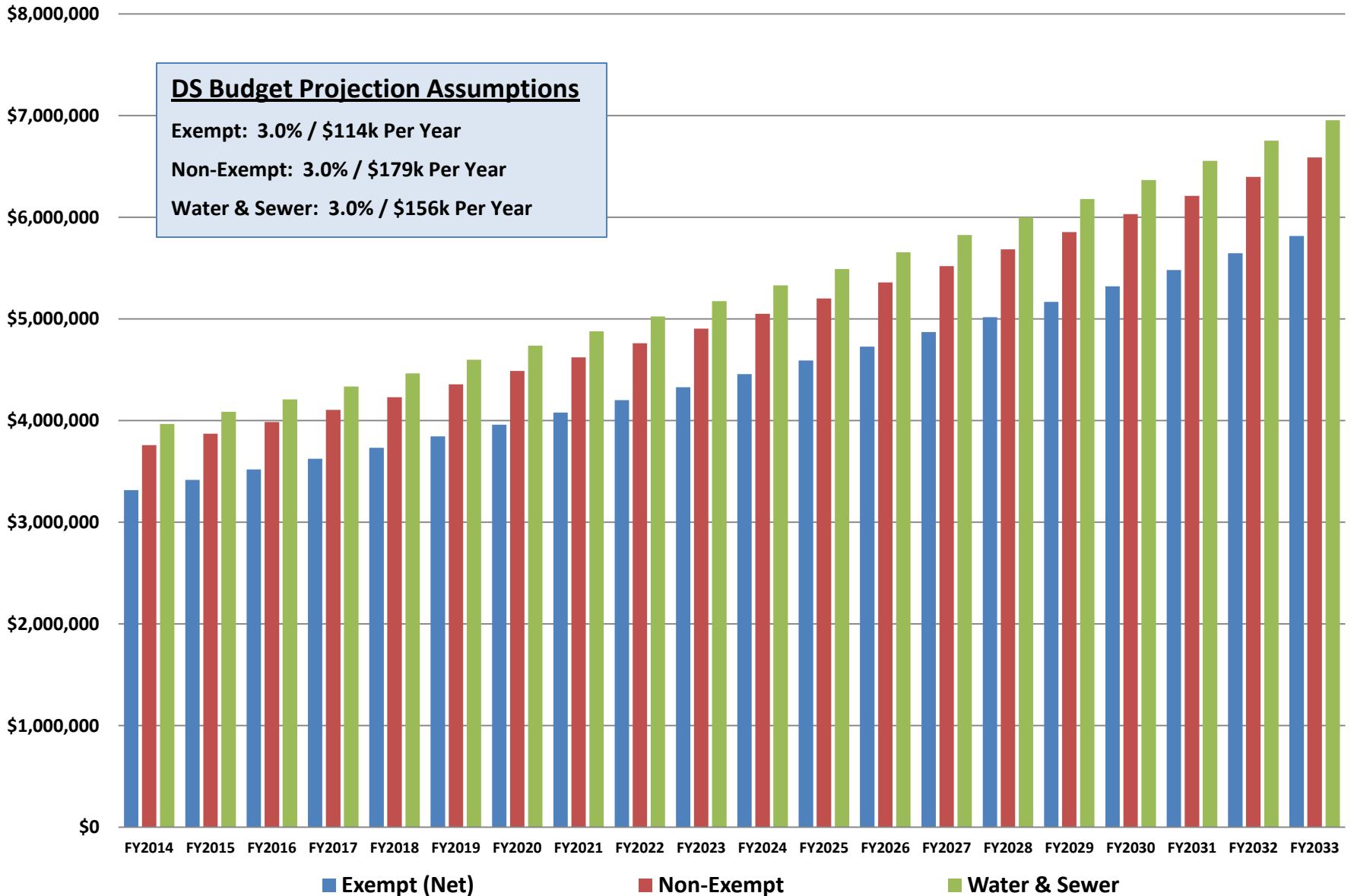


# Exempt Debt - Projected Tax Bill Impact

## (Additional Taxes on Average Single Family Tax Bill of \$7,967)

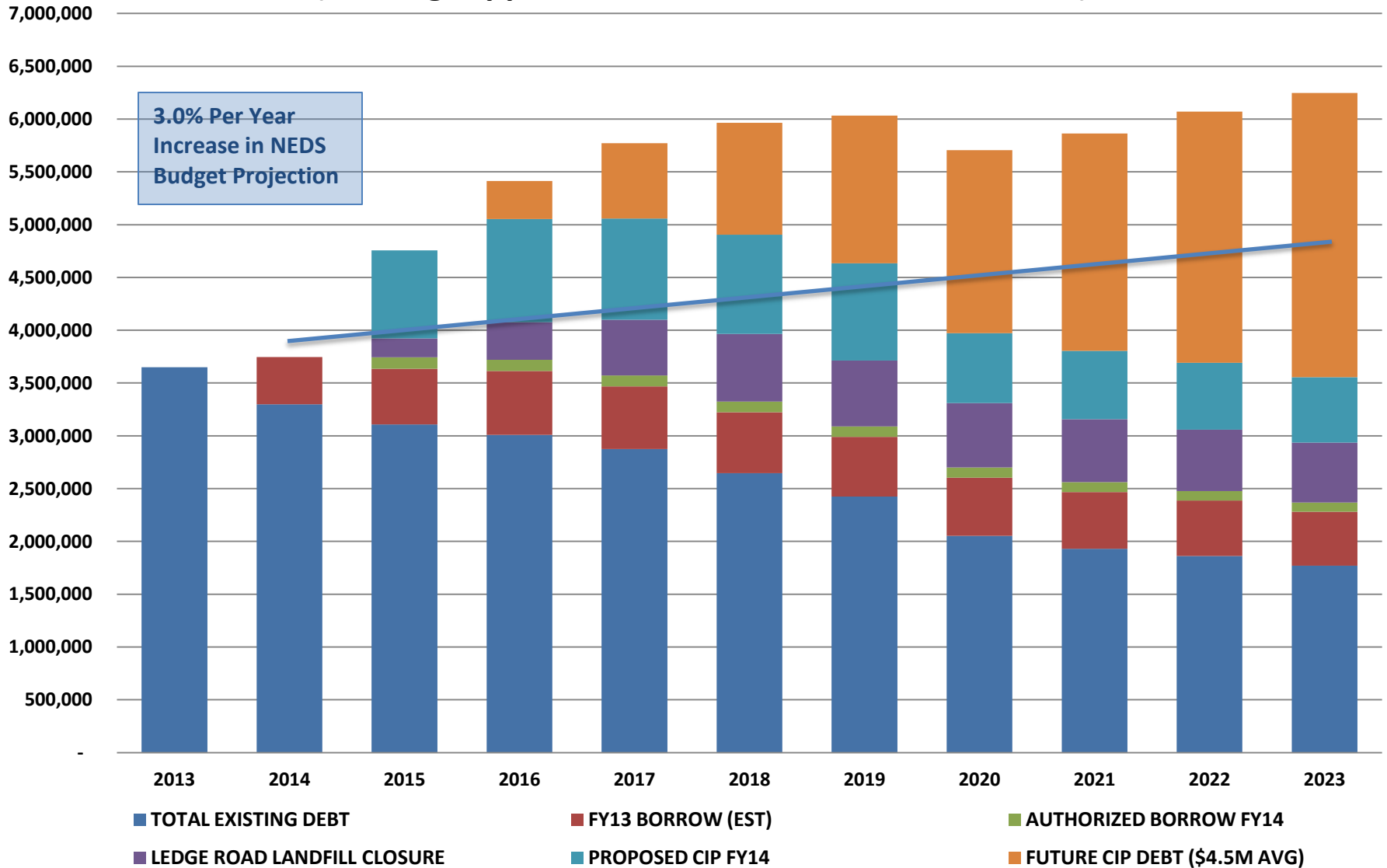


# Debt Service Budget Projections - 3.0% Per Year

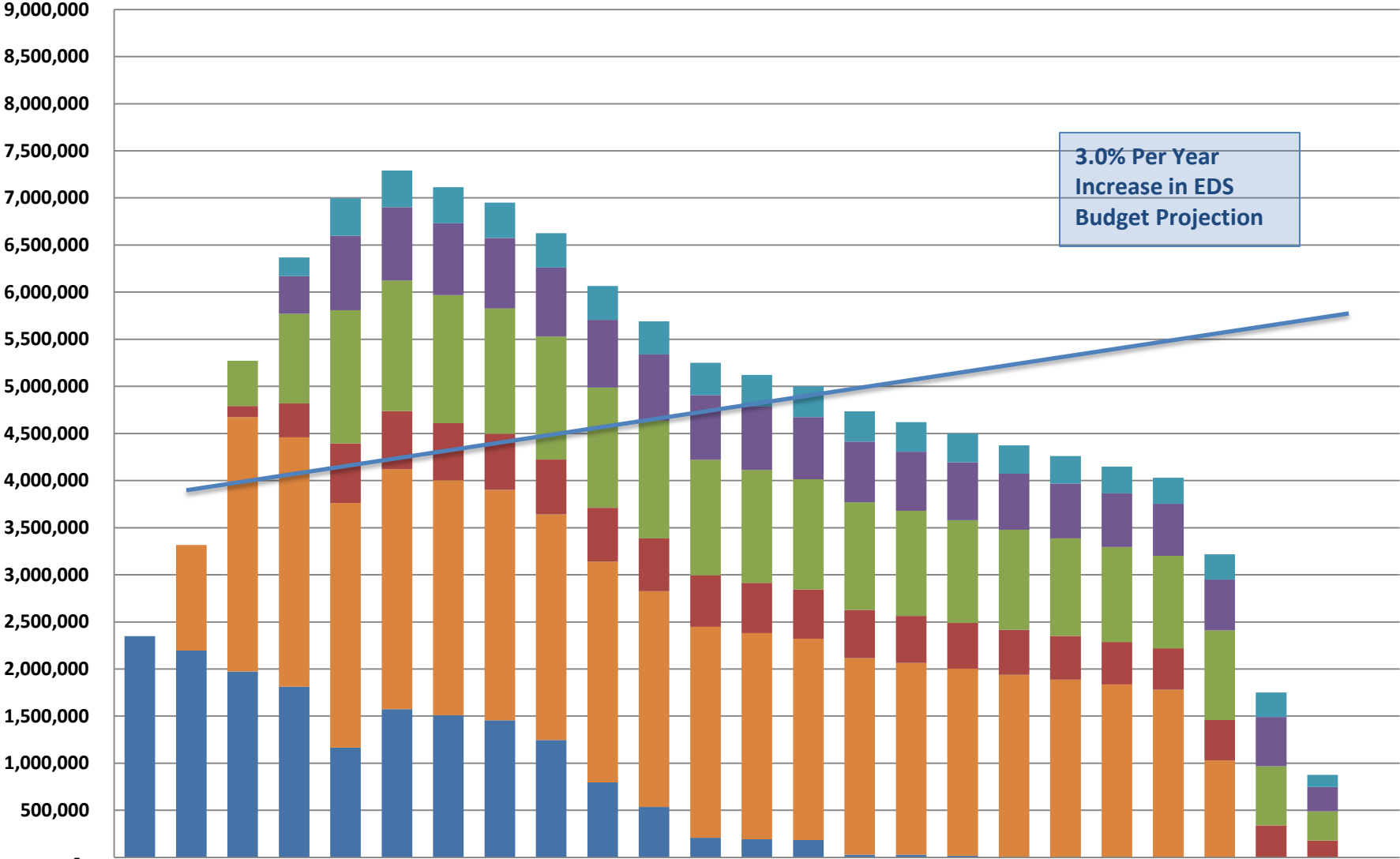


# Non Exempt Debt - Projected Debt Service

(Existing, Approved, FY14 CIP & \$2.5M Yr FY15-23)



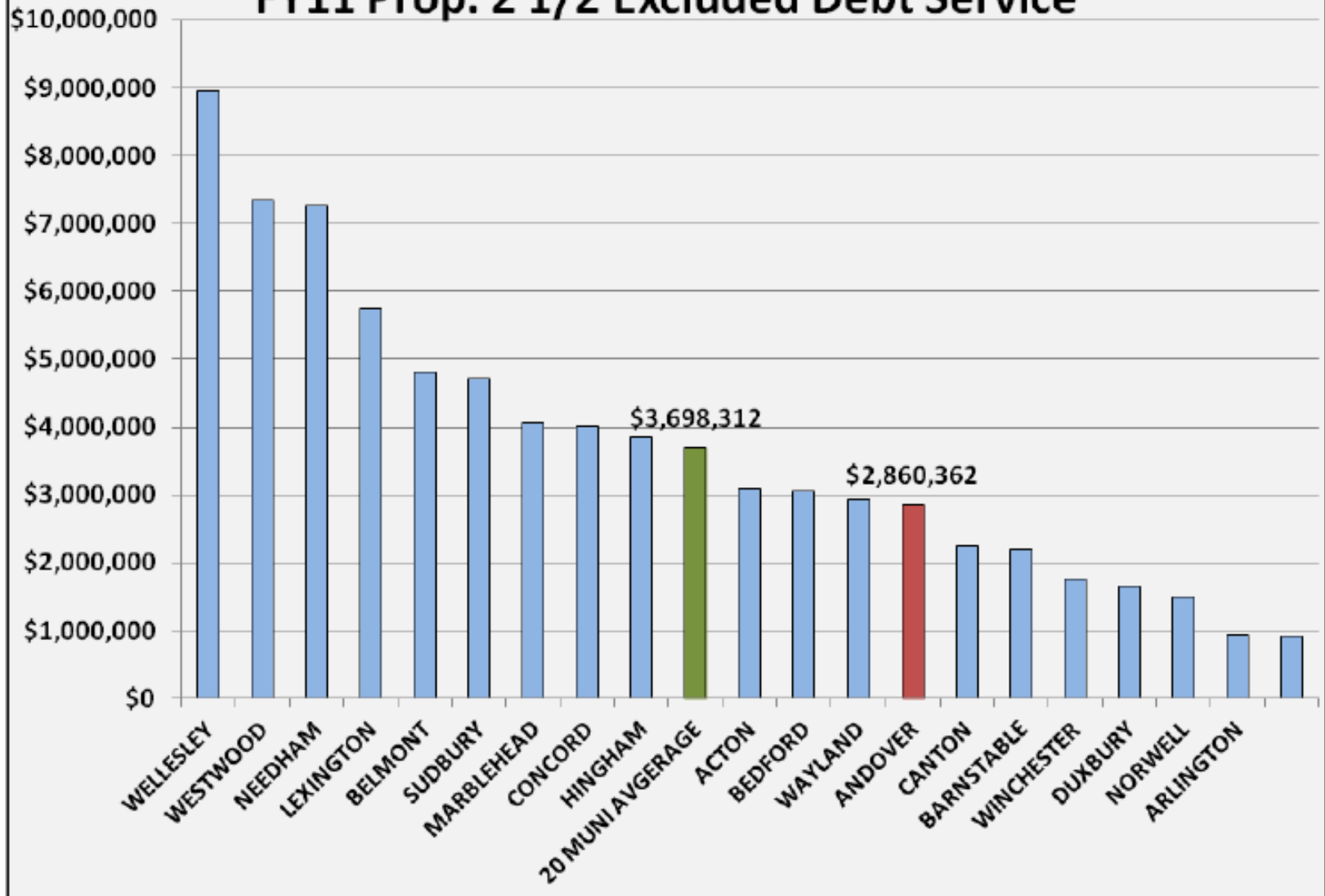
# Exempt Debt - Projected Debt Service



3.0% Per Year  
Increase in EDS  
Budget Projection

■ EXISTING   
 ■ BANCROFT SCHOOL   
 ■ BALLARDVALE FIRE   
 ■ TOWN YARD   
 ■ ANDOVER HIGH SCHOOL   
 ■ EARLY EDUCATION CENTER

## FY11 Prop. 2 1/2 Excluded Debt Service



## Excluded Debt Srv. as % of Tax Levy

