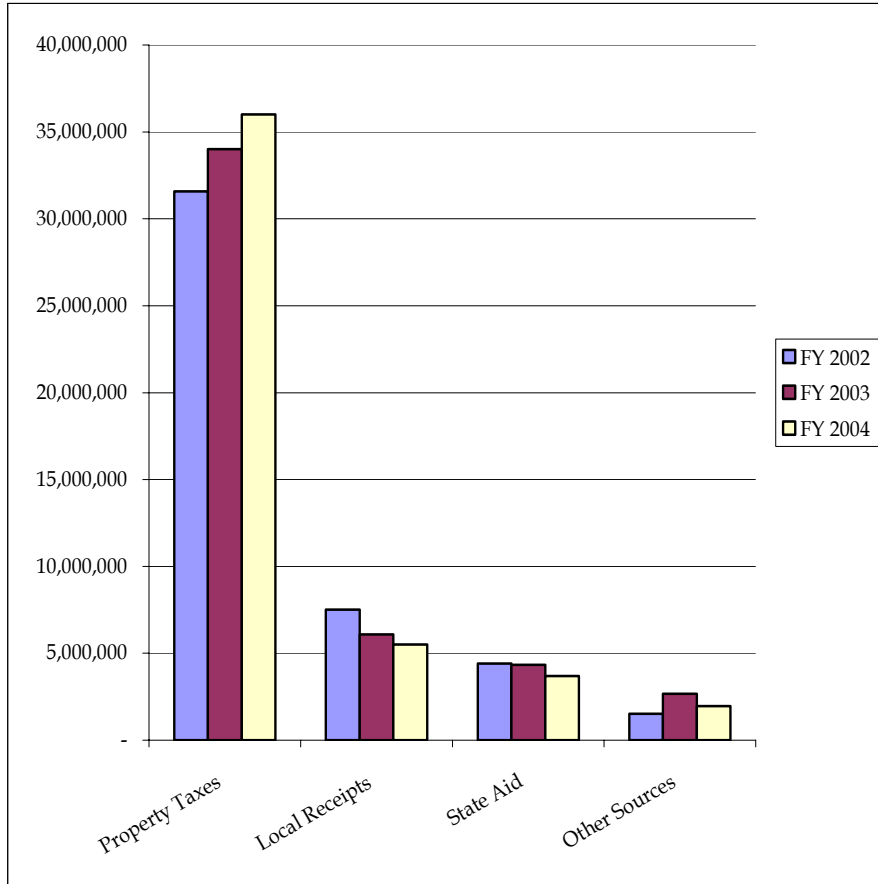


FINANCIAL REPORTS

Fiscal Year 2004

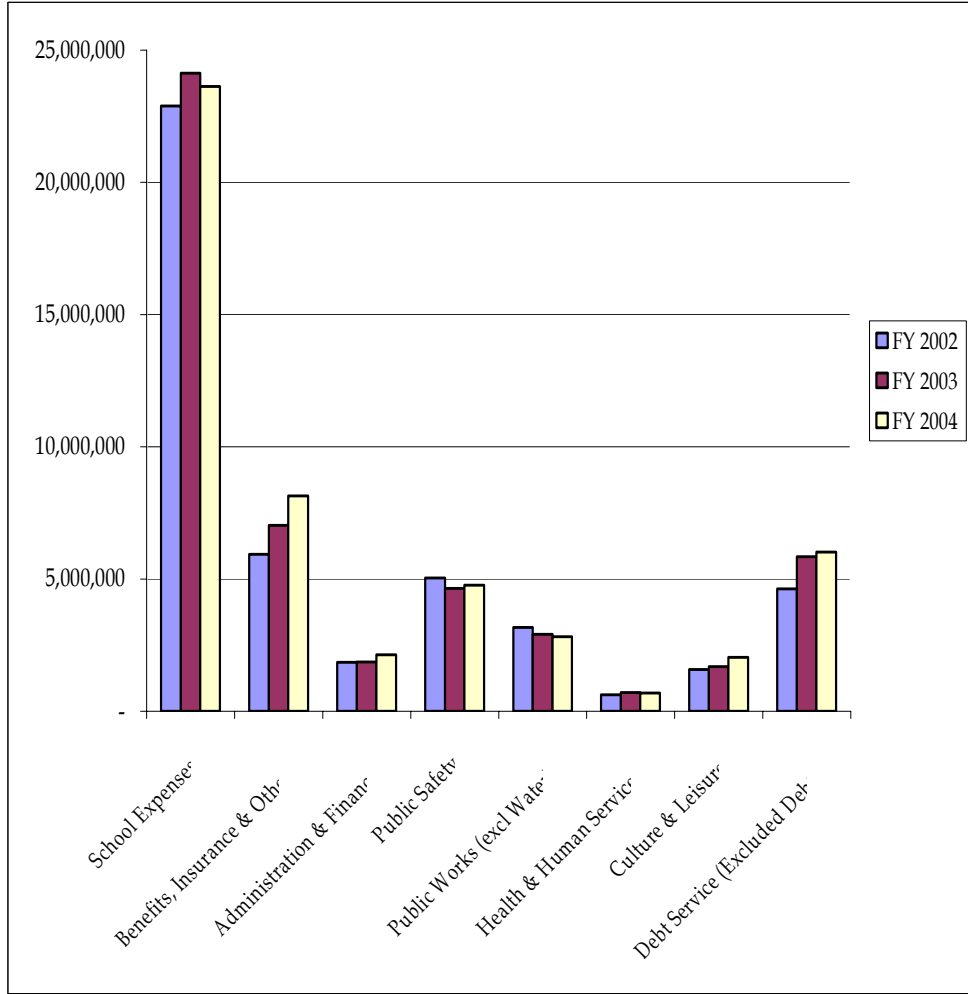
July 1, 2003 - June 30, 2004

SOURCES OF REVENUE
FISCAL YEARS 2002 - 2004



	FY 2002	FY 2003	FY 2004
Property Taxes	31,579,678	34,016,940	36,021,439
Local Receipts	7,505,272	6,073,938	5,506,306
State Aid	4,420,376	4,338,573	3,686,188
Other Sources	<u>1,511,535</u>	<u>2,665,696</u>	<u>1,958,683</u>
TOTAL REVENUES	\$ 45,016,861	\$ 47,095,147	\$ 47,172,616

DISTRIBUTION OF EXPENDITURES
FISCAL YEARS 2002 - 2004



	FY 2002	FY 2003	FY 2004
School Expenses	22,891,714	24,123,176	23,619,690
Benefits, Insurance & Other	5,935,049	7,027,988	8,145,600
Administration & Finance	1,852,533	1,862,124	2,143,086
Public Safety	5,034,529	4,639,701	4,763,372
Public Works (excl Water)	3,174,628	2,911,742	2,823,392
Health & Human Services	628,057	709,411	688,240
Culture & Leisure	1,575,243	1,687,527	2,048,878
Debt Service (Excluded Debt)	4,625,636	5,847,811	6,024,829
Total Expenditures	\$ 45,717,389	\$ 48,809,480	\$ 50,257,087

REPORT OF THE BOARD OF ASSESSORS

Fiscal 2005 Valuation and Tax Rate

- There were approximately 110 arm's length property sales in calendar year 2003. These sales formed the basis for the fiscal year 2005 assessments for Weston's approximately 3,500 residential parcels.
- The total assessed value of all taxable property in Weston was \$4,625,622,800. This was an increase of \$321,451,600 or 7.47% over the FY 2004 total assessed value of \$4,304,171,200.
- For FY 2005, new growth, which is comprised of new construction, renovations and other improvements, of \$108,763,900 was reported. Excluding new growth, the total assessed value increased by 4.8%.
- The tax rate for FY 2005 (which began on July 1, 2004) was set on December 3, 2004 at \$9.46 per \$1,000 of assessed value, down twenty-one cents from the \$9.67 rate in the previous fiscal year.

Policies and Procedures

- The role of the Board of Assessors is to establish the full fair market value of all properties in Town, using a mass appraisal methodology. The Board's policies and procedures are overseen by the state's Department of Revenue. Weston's Board of Assessors revalues every property in town each year to reflect the full estimated fair market value, in compliance with the requirements of the Department of Revenue.
- The Board received notice of preliminary certification of all properties valuations on September 30, 2004 by the Department of Revenue.
- On October 15, 2004 the Board of Assessors mailed to all residential property owners Impact Notices with the proposed new valuation of their property. The notice invited property owners with questions or concerns to attend the scheduled public information session held by the Board.
- The informational meeting for taxpayers was held at Town Hall on October 26th. Members of the Board and Principal Assessor Josephson explained how the assessments were derived and answered questions from the audience. Approximately 40 residents attended the session.
- The Board encouraged property owners to meet with the staff or Board members to discuss, informally, issues and concerns about their property valuations prior to the Board's finalization of the FY 2005 assessments. Over 60 meetings were held with individual property owners to discuss specific concerns about valuations.
- The FY 2005 assessments were finalized by the Board on November 9, 2004. The Board of Assessors received notification of Final Certification by the Department of Revenue of all property valuations on November 11, 2004. Fiscal Year 2005 was a certification year for the Town of Weston - every third year the Town goes through the certification process with the Department of Revenue.
- The Board continued the process of re-inspecting all property in town by extending the engagement of an independent appraisal firm, David L. Velluti and Associates. Approximately 95% of the properties in town have been inspected over the last two years. The Board expects the inspection process to be completed by June 30, 2005.
- FY 2005 assessment information was added to the Town's website - www.weston.org. Within the "Financial Information" section, there is now a listing, by street address, of all taxable properties in Town showing lot size, house size, year built, land assessment, building assessment and the total FY 2005 assessment.

Changes to the Board of Assessors

- In May 2004, a new member was elected to the Board of Assessors:
 - ~ David C. Bennett ran unopposed and was elected to a three year term;
 - ~ Susan L. Kannenberg, who was appointed in September 2003 to fill a vacancy on the Board, decided not to run for election to the Board.
 - ~ Michael H. Harrity, who also ran unopposed, was re-elected to a one year term.
- At the May 18, 2004 meeting of the Board of Assessors, Gary Koger was elected Chairman.

The Board thanks its Town Hall staff of Korriane Bardsley (who resigned her position in June), Marjorie Cohen, Glen Saindon, and Eric Josephson for their outstanding assistance to the Board in the performance of its duties. The Board also thanks Susan L. Kannenberg for her service as a Board member during FY2004.

TABLE OF AGGREGATES

Tallies are based upon the Property Type Classification Codes established by the Massachusetts Department of Revenue.

Dwelling Houses		3350
Multiple Dwelling Properties		75
Condominiums		48
Non-Exempt Vacant Parcels		176
Accessory Land with Improvements		11
Commercial properties		50
Industrial Properties		2
Parcels Classified under Ch. 61	(Forest Management)	4
Parcels Classified under Ch. 61A	(Agricultural/Horticultural)	19
Parcels Classified under Ch. 61B	(Recreational Use)	9
Exempt Parcels		322

PROPERTY EXEMPTED UNDER M.G.L., CHAPTER 59, SECTION 5, CLAUSE 3

Trustees of Boston College (Weston Observatory)	3,226,500
Cambridge School, Inc.	9,123,800
Campion Residence & Renewal Center	31,717,700
Margaret Gifford School	3,481,800
Golden Ball Tavern Trust	2,651,100
Her Majesty The Queen	2,234,900
Meadowbrook School of Weston	9,123,300
President & Fellows of Harvard University	10,318,300
Red Barn Nursery School	807,400
Regis College	43,092,500
Rivers Country Day School	18,603,500
Pope John XXIII Nat'l Seminary	7,950,300
Weston College	3,345,600
Wellesley Conservation Council	615,000
Weston Scouts, Inc.	597,300
Weston Community Housing	6,478,900
Weston Forest & Trail Assoc., Inc.	41,701,900
Weston Wing, Inc.	513,000
Weston Open Space Assoc. Inc	470,000

REPORT OF THE TREASURER/COLLECTOR

The Treasurer/Collector's office is a member of the Finance Department. It is staffed by three full time employees in addition to the Treasurer/Collector. Senior Service members assist the office in busy times. The office is responsible for tax, assessment and general billings and collections, the issuing of transfer station decals and cash management.

Tax related duties and responsibilities focus on billing and collecting of real estate, personal property, motor vehicle excise and water usage fees. More than 25,000 tax and 8,000 water bills were mailed out resulting in over \$45 million dollars in revenues. The Community Preservation Fund generated over \$1,145,525 in revenue from local taxes and \$1,122,336 in 2004 State revenue to the town. Other tax related responsibilities include the processing of over 713 municipal lien certificates, tax refunds and the collection of delinquent taxes through tax takings and deputy collector services.

In addition to its tax related duties and responsibilities, the office is also responsible for receiving moneys from the Town's many departments, processing of payment checks for the Town expenditures, maintaining and reconciling over 49 bank and investment accounts, investing Town funds, borrowing short and long term funds, and distributing payroll checks and related taxes and benefits for more than 650 Town and School employees. Over 2,000 transfer station decals were issued this year.

Bonds issued during the year were:

<u>Date</u>	<u>Amount</u>	<u>Term</u>	<u>Interest Rate</u>
February 1, 2004	\$5,500,000.00	15 years	3.50 - 4.35%

Short-term notes were issued as follows:

\$ 3,074,000.00	@ 3.00%
\$30,393,000.00	@ 2.00%

TREASURER'S CASH REPORT

	<u>Amount</u>	<u>Total</u>		<u>Amount</u>	<u>Total</u>
Cash Balance- June 30, 2003		\$30,953,064			
Property Tax	42,602,028		School Lunch Receipts- Revolving	833,918	
Motor Vehicle Excise Tax	2,299,234		School Grants- Federal & State	1,463,578	
Payments in Lieu of Taxes	19,100		School Gifts and Revolving Accounts	536,197	
Municipal Lien Certificates	17,825		Receipts Reserved for Appropriation	215,916	
Interest and Charges	416,405		Town Grants- State	183,979	
Departmental Fees	793,758		Town Other Grants	46,215	
Departmental Rents and Receivables	730,808		Town Gifts and Revolving Accounts	120,727	
Departmental Miscellaneous Revenue	43,298		Insurance Recovery	34,411	
Licenses	22,620		Recreation Enterprise Funds	887,566	
Permits	726,942		Community Preservation Fund	2,218,204	
State Revenue and Reimbursements	3,220,390		Water Enterprise Fund	1,669,850	
Court Fines and Other Fines	111,578		Capital Projects	38,467,000	
Miscellaneous Revenue	20,450		Trust Funds Income	793,737	
Other Financing Sources	336,264		Change in Assets	717,306	
Due to Other Agencies	741,060		Total Receipts		\$100,739,405
Highway- Chapter 90	449,040		Disbursements		\$104,733,114
			Cash Balance - June 30, 2004		\$26,959,355

REPORT OF THE COMMISSIONERS OF TRUST FUNDS

The three elected Commissioners of Trust Funds are responsible for the investment of securities held in the funds listed below.

The principal values of the eleven funds totaled \$10,253,459 at the end of 2004 compared with \$9,688,081 at the end of 2003. There was a total of \$963,722 of unexpended income in the funds at year-end 2004.

The stock market as measured by the S&P 500 continued its upward movement, though at a much more modest pace than in 2003, rising 8.99%. Energy costs and the possibility of increasing inflation have become more significant factors, but the most important determinant of performance will continue to be the earnings realized by the companies held in the portfolios.

The Commissioners have continued the investment philosophy of prior years: to keep the stock portion of the various trust fund portfolios fully invested in the common shares of outstanding companies which show a capacity for sustained earnings growth. The commissioners expect that these companies as a group should be able to maintain their superior growth characteristics in the year to come and beyond.

Principal Values as of December 31, 2004

	<u>Book Value</u>	<u>Market Value</u>
Consolidated Trust Funds	\$ 1,523,253	\$ 2,642,330
Well Litigation Settlement Trust Fund	1,733,700	3,094,940
Weston Public Schools Fund	121,900	174,206
Josiah Smith Tavern Trust Fund	156,738	256,284
Noyes Library Trust Fund	1,059,093	1,932,162
Ben Sandalls Memorial Fund	78,686	91,421
Joseph Mathias Naughton Scholarship Fund	15,091	16,731
Rosamond Sears Library Fund	442,276	625,608
Gladwell Library Fund	424,643	517,087
Elizabeth Paine Library Fund	674,324	751,570
Ella McNutt Morse Scholarship Fund	138,678	151,120