

Line #	Project Construction Cost Borrowing & Debt Exclusion Costs Scenario 1	
1	Total Probable Estimated Municipal Wastewater Project Cost	\$129,100,000
2	Use of State & Federal Earmarks to Reduce Wastewater Project Cost Borrowing Amount	\$1,750,000
3	Borrowed from Mass Clean Water Trust for Qualified Construction Costs	\$112,600,000
4	Borrowed at Market Interest Rates for Non-Eligible Design Costs, Land Acquisition & Legal Costs	\$14,750,000
5	Average Annual Project Debt Service Over 30 Year Period	\$6,359,189
6	<b>Debt Exclusion per \$1,000 in Assessed Property Value Over 30 Year Period</b>	<b>\$1.50</b>
7	<b>Debt Exclusion for Avg Single Family Home = \$745,319 Over 30 Year Period</b>	<b>\$1,116</b>

Line #	Project Construction Cost Borrowing & Debt Exclusion Costs Scenario 2	
8	Total Probable Estimated Municipal Wastewater Project Cost	\$129,100,000
9	Use of State & Federal Earmarks to Reduce Wastewater Project Cost Borrowing Amount	\$1,750,000
10	Borrowed from Mass Clean Water Trust for Qualified Construction Costs	\$112,600,000
11	Appropriation of Sale of Land Funds to Reduce Wastewater Project Cost Borrowing Amount	\$14,750,000
12	Average Annual Project Debt Service Over 30 Year Period	\$5,448,681
13	<b>Debt Exclusion per \$1,000 in Assessed Property Value Over 30 Year Period</b>	<b>\$1.28</b>
14	<b>Reduced Debt Exclusion for Avg Single Family Home = \$745,319 Over 30 Year Period</b>	<b>\$956</b>
15	<b>Net Reduction of Debt Exclusion for Avg Single Family Home = \$745,319 Over 30 Year Period</b>	<b>(\$160)</b>

Line #	Sample Ranges of Project Costs Recovered through System Development Fees										
1	Total Probable Estimated Municipal Wastewater Project Cost	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000
2	% of Full Project Cost to be Recovered by System Development Fees	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
3	Portion of Full Project Cost to be Recovered by System Development Fees	\$6,455,000	\$12,910,000	\$19,365,000	\$25,820,000	\$32,275,000	\$38,730,000	\$45,185,000	\$51,640,000	\$58,095,000	\$64,550,000
4	Total Residential & Commercial Bedroom Sewer Units within Project Area	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983
5	System Development Fee Per Residential Bedroom	\$1,621	\$3,241	\$4,862	\$6,483	\$8,103	\$9,724	\$11,344	\$12,965	\$14,586	\$16,206

Line #	System Development Fee Per Bedroom Discount Schedule										
6	% of Full Project Cost to be Recovered by System Development Fees	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
7	Per Bedroom System Development Fee Years 1-5	\$667	\$1,333	\$2,000	\$2,667	\$3,333	\$4,000	\$4,667	\$5,333	\$6,000	\$6,667
8	Per Bedroom System Development Fee Years 5-10	\$826	\$1,651	\$2,477	\$3,303	\$4,128	\$4,954	\$5,780	\$6,605	\$7,431	\$8,257
9	Per Bedroom System Development Fee Years 10-15	\$985	\$1,969	\$2,954	\$3,939	\$4,923	\$5,908	\$6,893	\$7,877	\$8,862	\$9,847
10	Per Bedroom System Development Fee Years 15-20	\$1,144	\$2,287	\$3,431	\$4,575	\$5,718	\$6,862	\$8,006	\$9,149	\$10,293	\$11,437
11	Per Bedroom System Development Fee Years 20-25	\$1,303	\$2,605	\$3,908	\$5,211	\$6,513	\$7,816	\$9,119	\$10,421	\$11,724	\$13,026
12	Per Bedroom System Development Fee Years 25-30	\$1,462	\$2,923	\$4,385	\$5,847	\$7,308	\$8,770	\$10,231	\$11,693	\$13,155	\$14,616
13	Per Bedroom System Development Fee Years 30+	\$1,621	\$3,241	\$4,862	\$6,483	\$8,103	\$9,724	\$11,344	\$12,965	\$14,586	\$16,206
14	Total Sewer Units Assumed to Connect Over 30 Year Period	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983
15	Total System Development Fee Revenue Over 30 Year Period - Discounted Fees	\$4,238,528	\$8,477,056	\$12,715,583	\$16,954,111	\$21,192,639	\$25,431,167	\$29,669,694	\$33,908,222	\$38,146,750	\$42,385,278
16	Avg Annual System Development Fee Revenue Over 30 Year Period - Discounted Fees	\$141,284	\$282,569	\$423,853	\$565,137	\$706,421	\$847,706	\$988,990	\$1,130,274	\$1,271,558	\$1,412,843

Line #	Year 1-5 & Year 30+ Comparison of Total Bedroom System Development Fees											
17	Residential <b>1 Bedroom</b>	Years 1-5	\$667	\$1,333	\$2,000	\$2,667	\$3,333	\$4,000	\$4,667	\$5,333	\$6,000	\$6,667
		Years 30+	\$1,621	\$3,241	\$4,862	\$6,483	\$8,103	\$9,724	\$11,344	\$12,965	\$14,586	\$16,206
18	Residential <b>2 Bedroom</b>	Years 1-5	\$1,333	\$2,667	\$4,000	\$5,333	\$6,667	\$8,000	\$9,333	\$10,667	\$12,000	\$13,333
		Years 30+	\$3,241	\$6,483	\$9,724	\$12,965	\$16,206	\$19,448	\$22,689	\$25,930	\$29,171	\$32,413
19	Residential <b>3 Bedroom</b>	Years 1-5	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000
		Years 30+	\$4,862	\$9,724	\$14,586	\$19,448	\$24,310	\$29,171	\$34,033	\$38,895	\$43,757	\$48,619
20	Residential <b>4 Bedroom</b>	Years 1-5	\$2,667	\$5,333	\$8,000	\$10,667	\$13,333	\$16,000	\$18,667	\$21,333	\$24,000	\$26,667
		Years 30+	\$6,483	\$12,965	\$19,448	\$25,930	\$32,413	\$38,895	\$45,378	\$51,860	\$58,343	\$64,826
21	Residential <b>5 Bedroom</b>	Years 1-5	\$3,333	\$6,667	\$10,000	\$13,333	\$16,667	\$20,000	\$23,333	\$26,667	\$30,000	\$33,333
		Years 30+	\$8,103	\$16,206	\$24,310	\$32,413	\$40,516	\$48,619	\$56,722	\$64,826	\$72,929	\$81,032
22	Condominium Complex A, <b>282 Bedrooms</b>	Years 1-5	\$188,000	\$376,000	\$564,000	\$752,000	\$940,000	\$1,128,000	\$1,316,000	\$1,504,000	\$1,692,000	\$1,880,000
		Years 30+	\$457,020	\$914,040	\$1,371,060	\$1,828,079	\$2,285,099	\$2,742,119	\$3,199,139	\$3,656,159	\$4,113,179	\$4,570,198
23	Condominium Complex B, <b>303 Bedrooms</b>	Years 1-5	\$202,000	\$404,000	\$606,000	\$808,000	\$1,010,000	\$1,212,000	\$1,414,000	\$1,616,000	\$1,818,000	\$2,020,000
		Years 30+	\$491,053	\$982,106	\$1,473,160	\$1,964,213	\$2,455,266	\$2,946,319	\$3,437,373	\$3,928,426	\$4,419,479	\$4,910,532
24	Condominium Complex C, <b>774 Bedrooms</b>	Years 1-5	\$516,000	\$1,032,000	\$1,548,000	\$2,064,000	\$2,580,000	\$3,096,000	\$3,612,000	\$4,128,000	\$4,644,000	\$5,160,000
		Years 30+	\$1,254,374	\$2,508,747	\$3,763,121	\$5,017,494	\$6,271,868	\$7,526,242	\$8,780,615	\$10,034,989	\$11,289,362	\$12,543,736
25	Retail Property, <b>32.65 Bedroom Equivalency</b>	Years 1-5	\$21,767	\$43,533	\$65,300	\$87,067	\$108,833	\$130,600	\$152,367	\$174,133	\$195,900	\$217,667
		Years 30+	\$52,914	\$105,828	\$158,741	\$211,655	\$264,569	\$317,483	\$370,397	\$423,311	\$476,224	\$529,138
26	Restaurant, <b>238.64 Bedroom Equivalency</b>	Years 1-5	\$159,093	\$318,187	\$477,280	\$636,373	\$795,467	\$954,560	\$1,113,653	\$1,272,747	\$1,431,840	\$1,590,933
		Years 30+	\$386,749	\$773,498	\$1,160,247	\$1,546,996	\$1,933,745	\$2,320,494	\$2,707,243	\$3,093,992	\$3,480,741	\$3,867,490

Line #	Sample Ranges of Project Costs Recovered through System Development Fees										
1	Total Probable Estimated Municipal Wastewater Project Cost	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000	\$129,100,000
2	% of Full Project Cost to be Recovered by System Development Fees	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
3	Portion of Full Project Cost to be Recovered by System Development Fees	\$6,455,000	\$12,910,000	\$19,365,000	\$25,820,000	\$32,275,000	\$38,730,000	\$45,185,000	\$51,640,000	\$58,095,000	\$64,550,000
4	Total Residential & Commercial Bedroom Sewer Units within Project Area	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983
5	<b>System Development Fee Per Residential Bedroom</b>	<b>\$1,621</b>	<b>\$3,241</b>	<b>\$4,862</b>	<b>\$6,483</b>	<b>\$8,103</b>	<b>\$9,724</b>	<b>\$11,344</b>	<b>\$12,965</b>	<b>\$14,586</b>	<b>\$16,206</b>

Line #	System Development Fee Per Bedroom Discount Schedule										
6	% of Full Project Cost to be Recovered by System Development Fees	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
7	<b>Per Bedroom System Development Fee Years 1-5</b>	<b>\$667</b>	<b>\$1,333</b>	<b>\$2,000</b>	<b>\$2,667</b>	<b>\$3,333</b>	<b>\$4,000</b>	<b>\$4,667</b>	<b>\$5,333</b>	<b>\$6,000</b>	<b>\$6,667</b>
8	Per Bedroom System Development Fee Years 5-10	\$826	\$1,651	\$2,477	\$3,303	\$4,128	\$4,954	\$5,780	\$6,605	\$7,431	\$8,257
9	Per Bedroom System Development Fee Years 10-15	\$985	\$1,969	\$2,954	\$3,939	\$4,923	\$5,908	\$6,893	\$7,877	\$8,862	\$9,847
10	Per Bedroom System Development Fee Years 15-20	\$1,144	\$2,287	\$3,431	\$4,575	\$5,718	\$6,862	\$8,006	\$9,149	\$10,293	\$11,437
11	Per Bedroom System Development Fee Years 20-25	\$1,303	\$2,605	\$3,908	\$5,211	\$6,513	\$7,816	\$9,119	\$10,421	\$11,724	\$13,026
12	Per Bedroom System Development Fee Years 25-30	\$1,462	\$2,923	\$4,385	\$5,847	\$7,308	\$8,770	\$10,231	\$11,693	\$13,155	\$14,616
13	<b>Per Bedroom System Development Fee Years 30+</b>	<b>\$1,621</b>	<b>\$3,241</b>	<b>\$4,862</b>	<b>\$6,483</b>	<b>\$8,103</b>	<b>\$9,724</b>	<b>\$11,344</b>	<b>\$12,965</b>	<b>\$14,586</b>	<b>\$16,206</b>
14	Total Sewer Units Assumed to Connect Over 30 Year Period	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983	3,983
15	Total System Development Fee Revenue Over 30 Year Period - Discounted Fees	\$4,238,528	\$8,477,056	\$12,715,583	\$16,954,111	\$21,192,639	\$25,431,167	\$29,669,694	\$33,908,222	\$38,146,750	\$42,385,278
16	Avg Annual System Development Fee Revenue Over 30 Year Period - Discounted Fees	\$141,284	\$282,569	\$423,853	\$565,137	\$706,421	\$847,706	\$988,990	\$1,130,274	\$1,271,558	\$1,412,843

Line #	Year 1-5 & Year 30+ Comparison of Total Bedroom System Development Fees											
17	Residential 1 Bedroom	Years 1-5	\$667	\$1,333	\$2,000	\$2,667	\$3,333	\$4,000	\$4,667	\$5,333	\$6,000	\$6,667
		Years 30+	\$1,621	\$3,241	\$4,862	\$6,483	\$8,103	\$9,724	\$11,344	\$12,965	\$14,586	\$16,206
18	Residential 2 Bedroom	Years 1-5	\$1,333	\$2,667	\$4,000	\$5,333	\$6,667	\$8,000	\$9,333	\$10,667	\$12,000	\$13,333
		Years 30+	\$3,241	\$6,483	\$9,724	\$12,965	\$16,206	\$19,448	\$22,689	\$25,930	\$29,171	\$32,413
19	Residential 3 Bedroom	Years 1-5	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000	\$12,000	\$14,000	\$16,000	\$18,000	\$20,000
		Years 30+	\$4,862	\$9,724	\$14,586	\$19,448	\$24,310	\$29,171	\$34,033	\$38,895	\$43,757	\$48,619
20	Residential 4 Bedroom	Years 1-5	\$2,667	\$5,333	\$8,000	\$10,667	\$13,333	\$16,000	\$18,667	\$21,333	\$24,000	\$26,667
		Years 30+	\$6,483	\$12,965	\$19,448	\$25,930	\$32,413	\$38,895	\$45,378	\$51,860	\$58,343	\$64,826
21	Residential 5 Bedroom	Years 1-5	\$3,333	\$6,667	\$10,000	\$13,333	\$16,667	\$20,000	\$23,333	\$26,667	\$30,000	\$33,333
		Years 30+	\$8,103	\$16,206	\$24,310	\$32,413	\$40,516	\$48,619	\$56,722	\$64,826	\$72,929	\$81,032
22	Condominium Complex A, 282 Bedrooms	Years 1-5	\$188,000	\$376,000	\$564,000	\$752,000	\$940,000	\$1,128,000	\$1,316,000	\$1,504,000	\$1,692,000	\$1,880,000
		Years 30+	\$457,020	\$914,040	\$1,371,060	\$1,828,079	\$2,285,099	\$2,742,119	\$3,199,139	\$3,656,159	\$4,113,179	\$4,570,198
23	Condominium Complex B, 303 Bedrooms	Years 1-5	\$202,000	\$404,000	\$606,000	\$808,000	\$1,010,000	\$1,212,000	\$1,414,000	\$1,616,000	\$1,818,000	\$2,020,000
		Years 30+	\$491,053	\$982,106	\$1,473,160	\$1,964,213	\$2,455,266	\$2,946,319	\$3,437,373	\$3,928,426	\$4,419,479	\$4,910,532
24	Condominium Complex C, 774 Bedrooms	Years 1-5	\$516,000	\$1,032,000	\$1,548,000	\$2,064,000	\$2,580,000	\$3,096,000	\$3,612,000	\$4,128,000	\$4,644,000	\$5,160,000
		Years 30+	\$1,254,374	\$2,508,747	\$3,763,121	\$5,017,494	\$6,271,868	\$7,526,242	\$8,780,615	\$10,034,989	\$11,289,362	\$12,543,736
25	Retail Property, 32.65 Bedroom Equivalency	Years 1-5	\$21,767	\$43,533	\$65,300	\$87,067	\$108,833	\$130,600	\$152,367	\$174,133	\$195,900	\$217,667
		Years 30+	\$52,914	\$105,828	\$158,741	\$211,655	\$264,569	\$317,483	\$370,397	\$423,311	\$476,224	\$529,138
26	Restaurant, 238.64 Bedroom Equivalency	Years 1-5	\$159,093	\$318,187	\$477,280	\$636,373	\$795,467	\$954,560	\$1,113,653	\$1,272,747	\$1,431,840	\$1,590,933
		Years 30+	\$386,749	\$773,498	\$1,160,247	\$1,546,996	\$1,933,745	\$2,320,494	\$2,707,243	\$3,093,992	\$3,480,741	\$3,867,490