

OFFICIAL STATEMENT DATED OCTOBER 29, 2008

Rating: See "Rating" herein.
Standard and Poor's Rating Group: AAA

New Issue

In the opinion of Edwards Angell Palmer & Dodge LLP, Bond Counsel, based upon an analysis of existing law and assuming, among other matters, compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986.

TOWN OF NEEDHAM, MASSACHUSETTS
\$5,600,000 GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2008 BONDS

DATED
November 1, 2008

DUE
August 1
(as shown below)

The Bonds are issuable only as fully registered Bonds, registered in the name of Cede & Co., as Bondowner and nominee for the Depository Trust Company ("DTC"), New York, New York.

Principal of the Bonds will be paid on August 1 of the years in which the bonds mature. Interest on the Bonds will be payable February 1 and August 1, commencing August 1, 2009.

The Bonds are subject to redemption prior to their stated maturity dates as described herein.

In the opinion of Bond Counsel, the Bonds are valid general obligations of the Town of Needham, Massachusetts and the principal of and interest on the Bonds are payable from taxes which may be levied upon all taxable property in the Town, without limitation as to rate or amount, except as provided under Chapter 44, Section 20 of the General Laws, with respect to the principal and interest payments on the portion of the Bonds that the Town has voted to exempt from the limit imposed by Chapter 59, Section 21C of the General Laws, and subject to the limit imposed by Chapter 59, Section 21C of the General Laws with respect to the principal and interest payments on the portion of the Bonds that the Town has not voted to exempt from that limit.

MATURITIES, AMOUNTS, RATES, PRICES OR YIELDS AND CUSIPS

Table with 11 columns: Due August 1, Principal Amount, Rate, Yield, Cusip 639846, Due August 1, Principal Amount, Rate, Yield, Cusip 639846. Rows list maturities from 2009 to 2017 and 2018 to 2025.

\$520,000 Term Bonds Coupon Rate 5.00% maturing August 1, 2027 @ 5.12% Cusip # 639846 XP4

(plus accrued interest to be added if any)

The Bonds are offered subject to the final approving opinion of Edwards Angell Palmer & Dodge LLP, Bond Counsel, as aforesaid, and to certain other conditions referred to herein and in the Notice of Sale.

FIRST SOUTHWEST COMPANY

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The information and expressions of opinion in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the Bonds shall, under any circumstances, create any implication that there has been no material change in the affairs of the Town since the date of this Official Statement.

SUMMARY STATEMENT

The information set forth below is qualified in its entirety by the information and financial statements appearing elsewhere in the Official Statement.

Date of Sale: Wednesday, October 29, 2008, 11:00 a.m. (E.T).

Location of Sale: First Southwest Company, 54 Canal Street, 3rd Floor, Boston, Massachusetts 02114.

Issuer: Town of Needham, Massachusetts.

Issue: \$5,600,000 General Obligation Municipal Purpose Loan of 2008 Bonds, see "THE BONDS - Book-Entry Transfer System" herein.

Preliminary Official Statement Dated: October 23, 2008.

Dated Date of the Bonds: November 1, 2008.

Principal Due: Serially on August 1, 2009 through August 1, 2027, as set forth herein.

Purpose and Authority: Bond proceeds will finance various municipal projects as authorized by the Town under provisions of Chapter 44, Sections 7 and 8 of the Massachusetts General Laws as detailed herein.

Redemption: The Bonds are subject to redemption prior to their stated maturity dates as described herein.

Security: The Bonds will be valid general obligations of the Town of Needham, Massachusetts, and the principal of and interest on the Bonds are payable from taxes which may be levied upon all taxable property in the Town, without limitation as to rate or amount, except as provided under Chapter 44, Section 20 of the General Laws, with respect to the principal and interest payments on the portion of the Bonds that the Town has voted to exempt from the limit imposed by Chapter 59, Section 21C of the General Laws, and subject to the limit imposed by Chapter 59, Section 21C of the General Laws with respect to the principal and interest payments on the remaining portion of the Bonds that the Town has not voted to exempt from that limit.

Credit Rating: Standard & Poor's Ratings Group has assigned a rating of AAA on the Bonds.

Bond Insurance: The Town has not contracted for the issuance of any policy of municipal bond insurance or any other credit enhancement facility.

Basis of Award: Lowest True Interest Cost (TIC), as of the dated date.

Tax Exemption: Refer to "THE BONDS - Tax Exemption" herein and Appendix B, "Proposed Form of Legal Opinion of Bond Counsel".

Continuing Disclosure: Refer to "THE BONDS - Continuing Disclosure" herein and Appendix C, "Proposed Form of Continuing Disclosure Certificate".

Bank Qualification: The Bonds **WILL NOT BE** designated by the Town as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

Paying Agent: U.S. Bank National Association, Boston, Massachusetts

Legal Opinion: Edwards Angell Palmer & Dodge LLP, Boston, Massachusetts.

Financial Advisor: First Southwest Company, Boston, Massachusetts.

Delivery and Payment: It is expected that delivery of the Bonds in book-entry only form will be made to the Depository Trust Company, or to its custodial agent, on or about November 7, 2008, against payment in Federal Funds.

Issuer Official: Questions concerning the Official Statement should be addressed to: Ms. Evelyn M. Poness, Treasurer, Town of Needham, Massachusetts telephone (781) 455-7504 or Peter Frazier, Senior Vice President, First Southwest Company, Boston, Massachusetts Telephone (617) 619-4409.

NOTICE OF SALE

TOWN OF NEEDHAM, MASSACHUSETTS

\$5,600,000 GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2008 BONDS

The Town of Needham, Massachusetts (the "Town") will receive sealed and electronic (as described herein) proposals until 11:00 A.M., Eastern Time, Wednesday, October 29, 2008, for the purchase of the following described General Obligation Municipal Purpose Loan of 2008 Bonds of the Town (the "Bonds"):

\$5,600,000 General Obligation Municipal Purpose Loan of 2008 Bonds payable August 1 of the years and in the amounts as follows:

<u>Due August 1</u>	<u>Principal Amount</u>	<u>Due August 1</u>		<u>Principal Amount</u>
2009	\$ 495,000	2019	*	265,000
2010	495,000	2020	*	265,000
2011	350,000	2021	*	260,000
2012	320,000	2022	*	260,000
2013	265,000	2023	*	260,000
2014	265,000	2024	*	260,000
2015	265,000	2025	*	260,000
2016	265,000	2026	*	260,000
2017	265,000	2027	*	260,000
2018	265,000			

* Callable maturities. May be combined into one or two Term Bonds, as provided herein.

The Bonds will be dated November 1, 2008. Principal of the Bonds will be payable on August 1 of the years in which the Bonds mature. Interest will be payable on August 1, 2009 and semi-annually thereafter on February 1 and August 1.

The Bonds will be issued by means of a book-entry system with no physical distribution of Bond certificates made to the public. One Bond certificate for each maturity will be issued to the Depository Trust Company, New York, New York ("DTC"), and immobilized in its custody. Ownership of the Bonds in principal amounts of \$5,000 or integral multiples thereof will be evidenced by a book-entry system with transfers of ownership effected on the records of DTC and its Participants pursuant to rules and procedures established by DTC and its Participants. The winning bidder, as a condition to delivery of the Bonds, shall be required to deposit the Bonds with DTC, registered in the name of Cede & Co. Interest and principal on the Bonds will be payable to DTC or its Nominee as Registered Owner of the Bonds. Transfer of principal and interest payments to Participants of DTC will be the responsibility of DTC. Transfer of principal and interest payments to Beneficial Owners will be the responsibility of such Participants and other Nominees of Beneficial Owners. The Town will not be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its Participants or persons acting through such Participants.

The original Bonds to be immobilized at DTC will be prepared under the supervision of First Southwest Company and their legality will be approved by Edwards Angell Palmer & Dodge LLP, Boston, Massachusetts, whose opinion will be furnished to the purchaser without charge.

The Bonds are subject to redemption prior to their stated dates of maturity.

The Bonds maturing in the years 2009 through 2018 will not be subject to redemption prior to maturity. The Bonds maturing on and after August 1, 2019 shall be subject to redemption prior to maturity, at the option of the Town, on or after August 1, 2018, either in whole or in part on any interest payment date, and if in part, by lot within a maturity, at the par amount of the bonds to be redeemed, plus accrued interest to the date set for redemption.

For Bonds maturing on August 1, 2019, and thereafter, bidders may specify that all of the principal amount of such Bonds in any two or more consecutive years may, in lieu of maturing in each such year, be combined to comprise one maturity of Term Bonds scheduled to mature in the latest of the combined years, and shall be subject to mandatory redemptions prior to maturity at par as described above, in each of the years and in the principal amounts specified in the foregoing maturity schedule. Each mandatory redemption shall be allocated to the payment of the term bond maturing in the nearest subsequent year. Bidders may specify no more than two Term Bonds.

Term Bonds, if any, shall be subject to mandatory redemption on August 1 of the year or years immediately prior to the stated maturity of such Term Bond (the particular Bonds of such maturity to be redeemed to be selected by lot) as indicated in the foregoing maturity schedule at the principal amount thereof plus accrued interest to the redemption date, without premium.

Principal and semiannual interest on the Bonds will be paid by U.S. Bank National Association, Boston, Massachusetts as Paying Agent. So long as DTC or its nominee, Cede & Co., is the Bondowner, such payments will be made directly to DTC. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of the DTC Participants and the Indirect Participants, as more fully described herein.

Bidders shall state the rate or rates of interest per annum which the Bonds are to bear in a multiple of 1/20 or 1/8 of one percent, but shall not state (a) more than one interest rate for any Bonds having a like maturity or (b) any interest rate which exceeds the interest rate stated for any other Bonds by more than 3 percent. No bid of less than par and accrued interest to date of delivery will be considered.

As between proposals which comply with this Notice, the award will be to the bidder who offers to purchase all the Bonds at the lowest net effective interest rate to the Town. Such interest rate shall be determined on a true interest cost (TIC) basis, which shall mean that rate which, as of November 1, 2008, discounts semiannually all future payments on account of principal and interest to the price bid, not including interest accrued to date of delivery, which accrued interest shall be paid by the successful bidder. In the event there is more than one proposal specifying the lowest such rate, the Bonds will be awarded to the bidder whose proposal is selected by the Town Treasurer by lot among all such proposals.

Bids must be submitted either:

- (a) In a sealed envelope marked "Proposal for Bonds" and addressed to Evelyn M. Pones, Treasurer, Town of Needham, Massachusetts c/o First Southwest Company, 54 Canal Street, 3rd Floor, Boston, Massachusetts 02114. Proposals by telegram delivered as specified above will be accepted. Signed blank bid forms may be faxed to (617) 619-4411 prior to submitting bids, and actual bids may be telephoned to First Southwest Company, telephone (617) 619-4400 at least one-half hour prior to the 11:00 a.m. sale and after receipt of the faxed bid form by First Southwest Company. First Southwest Company will act as agent for the bidder, but neither the Town nor First Southwest Company shall be responsible for any errors in connection with bids submitted in this manner.
- (b) Electronically via Parity in accordance with this Notice of Sale. To the extent any instructions or directions set forth in Parity conflict with this Notice of Sale, the terms of this Notice of Sale shall control. For further information about Parity, potential bidders may contact the Financial Advisor to the Town or I-deal at 40 West 23rd Street, 5th Floor, New York, NY 10010 (212) 404-8102. An electronic bid made in accordance with this Notice of Sale shall be deemed an offer to purchase the Bonds in accordance with the terms provided in this Notice of Sale and shall be binding upon the bidder as if made by a signed and sealed written bid delivered to the Town.

The award of the Bonds to the winning bidder will not be effective until the bid has been approved by the Treasurer and Board of Selectmen.

The right is reserved to reject all bids and to reject any bid not complying with this Notice of Sale and, so far as permitted by law, to waive any irregularity with respect to any proposal.

The Town of Needham has not contracted for the issuance of any policy of municipal bond insurance for the Bonds. If the Bonds qualify for issuance of any such policy or commitment therefor, any purchase of such insurance or commitment shall be at the sole option and expense of the bidder. Proposals shall not be conditioned upon the issuance of any such policy or commitment. Any failure of the Bonds to be so insured or of any such policy or commitment to be issued shall not in any way relieve the purchaser of its contractual obligations arising from the acceptance of its proposal for the purchase of the Bonds. Should the bidder purchase municipal bond insurance, all expenses associated with such policy or commitment will be borne by the bidder, except for the fee paid to Standard and Poor's Ratings Group for a rating on the Bonds. Any such fee paid to Standard and Poor's Ratings Group would be borne by the Town.

It shall be a condition to the obligation of the successful bidder to accept delivery of and pay for the Bonds that he/she shall be furnished, without cost, with (a) the approving opinion of the firm of Edwards Angell Palmer & Dodge LLP, Boston, Massachusetts, substantially in the form appearing as Appendix B of the Preliminary Official Statement dated October 23, 2008, (b) a certificate in the form satisfactory to Bond Counsel dated as of the date of delivery of the Bonds and receipt of payment therefor to the effect that there is no litigation pending or, to the knowledge of the signers thereof, threatened which affects the validity of the Bonds or the power of the Town to levy and collect taxes to pay them, (c) a certificate of the Town Treasurer to the effect that, to the best of her knowledge and belief, as of the date of sale the Preliminary Official Statement did not, and as of the date of the delivery of the Bonds, the Final Official Statement does not, contain any untrue

statement of a material fact and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading, and (d) a Continuing Disclosure Certificate in the form described in the Preliminary Official Statement.

In order to assist bidders in complying with Rule 15c2-12 (b)(5) promulgated by the Securities and Exchange Commission, the Town will undertake to provide annual reports and notices of certain material events. A description of this undertaking is set forth in the Preliminary Official Statement.

The Bonds will not be designated as “qualified tax-exempt obligations” for the purpose of Section 265(b)(3) of the Code. Accordingly, in the opinion of Bond Counsel, no deduction will be allowed to a financial institution for any of its interest expense allocable to the Bonds.

Additional information concerning the Town of Needham and the Bonds is contained in the Preliminary Official Statement dated October 23, 2008, to which prospective bidders are directed. The Preliminary Official Statement is provided for informational purposes only and is not a part of this Notice of Sale. Said Preliminary Official Statement is deemed final by the Town except for the omission of the reoffering price(s), interest rate(s), the identity of the underwriter(s), and any other pertinent terms of the Bonds depending on such matters, but is subject to change without notice to completion or amendment in a Final Official Statement. Copies of the Preliminary Official Statement may be obtained from First Southwest Company, 54 Canal Street, Boston, Massachusetts 02114 (Telephone: 617-619-4409). Within seven (7) business days following the award of the Bonds in accordance herewith, 50 copies of the Final Official Statement will be available from the First Southwest Company to the successful bidder for use in reoffering the Bonds. Upon request, additional copies will be provided at the expense of the requester.

On or prior to the date of delivery of the Bonds, the successful bidder shall furnish to the Town a certificate acceptable to Bond Counsel generally to the effect that (i) as of October 29, 2008 (the “Sale Date”), the purchaser had offered or reasonably expected to offer all of the Bonds to the general public (excluding bond houses, brokers, or similar persons acting in the capacity of underwriters or wholesalers) in a bona fide public offering at the prices set forth in such certificate, plus accrued interest, if any, (ii) such prices represent fair market prices of the Bonds as of the Sale Date, and (iii) as of the date of such certificate, all of the Bonds have been offered to the general public in a bona fide offering at the prices set forth in such certificate, and at least 10% of each maturity of the Bonds actually has been sold to the general public at such prices. To the extent the certifications described in the preceding sentence are not factually accurate with respect to the reoffering of the Bonds, Bond Counsel should be consulted by the bidder as to alternative certifications that will be suitable to establish the “issue price” of the Bonds for federal tax law purposes. If a municipal bond insurance policy or similar credit enhancement is obtained with respect to the Bonds by the successful bidder, such bidder will also be required to certify as to the net present value savings on the Bonds resulting from payment of insurance premiums or other credit enhancement fees.

CUSIP identification numbers will be printed on the Bonds at the option of the purchaser, but neither the failure to print such numbers on any Bond, nor any error with respect thereto, shall constitute a cause for a failure or refusal by the purchaser thereof to accept delivery and pay for the Bonds. All expenses in relation to the printing of CUSIP numbers on said Bonds shall be paid for by the issuer. The issuer assumes responsibility for any CUSIP Service Bureau or other charge that may be imposed for the assignment of such numbers.

The Bonds in definitive form will be delivered to the Depository Trust Company or its custodial agent on or about November 7, 2008 for settlement in Federal Reserve Funds.

/s/ Ms. Evelyn M. Poness, Treasurer
Town of Needham, Massachusetts

October 23, 2008

OFFICIAL STATEMENT

TOWN OF NEEDHAM, MASSACHUSETTS

\$5,600,000 GENERAL OBLIGATION MUNICIPAL PURPOSE LOAN OF 2008 BONDS

This Official Statement is provided for the purpose of presenting certain information relating to the Town of Needham, Massachusetts (the "Town") in connection with the sale of \$5,600,000 aggregate principal amount of its General Obligation Municipal Purpose Loan of 2008 Bonds (the "Bonds"). The information contained herein has been furnished by the Town, except information attributed to another governmental agency or official as the source.

THE BONDS

Description of the Bonds

The Bonds will be dated November 1, 2008 and will bear interest payable semiannually on August 1 and February 1, commencing August 1, 2009. The Bonds shall mature on August 1 of the years and in the principal amounts as set forth on the first page of this Official Statement.

The Bonds are issuable only as fully registered Bonds without coupons, and, when issued, will be registered in the name of Cede & Co., as Bondowner and nominee for the Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form, in the denomination of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing their interest in Bonds purchased. So long as Cede & Co. is the Bondowner, as nominee of DTC, references herein to the Bondowners or registered owners shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (as defined herein) of the Bonds. (See "Book-Entry Transfer System" herein.)

Principal and semiannual interest on the Bonds will be paid by U.S. Bank National Association, Boston, Massachusetts as Paying Agent. So long as DTC or its nominee, Cede & Co., is the Bondowner, such payments will be made directly to DTC. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of the DTC Participants and the Indirect Participants, as more fully described herein.

Redemption Provisions

The Bonds are subject to redemption as described below.

Optional Redemption

The Bonds maturing in the years 2009 through 2018 will not be subject to redemption prior to maturity. The Bonds maturing on and after August 1, 2019 shall be subject to redemption prior to maturity, at the option of the Town, on or after August 1, 2018, either in whole or in part on any interest payment date, and if in part, by lot within a maturity, at the par amount of the bonds to be redeemed, plus accrued interest to the date set for redemption.

Mandatory Redemption

The Bonds maturing August 1, 2027, (the "Term Bonds") are subject to mandatory redemption or maturity on each of the dates and in each of the principal amounts set forth below "the particular portion of each Term Bond to be redeemed or to mature on the final maturity date to be delivered by lot), at a redemption price of par, plus accrued interest, if any, to the redemption date.

\$520,000 Term Bonds Maturing August 1, 2027

<u>Year</u>	<u>Principal Amount</u>
2026	\$ 260,000
2027 *	260,000

*Final maturity.

Notice of Redemption

So long as DTC is the registered owner of the Bonds, notice of any redemption of Bonds prior to their maturities, specifying the Bonds (or the portion thereof) to be redeemed shall be mailed by registered mail to DTC not more than 60 days nor less than 30 days prior to the redemption date. Any failure on the part of DTC to notify the DTC Participants of the redemption or failure on the part of the DTC Participants, Indirect Participants, or of a nominee of a Beneficial Owner (having received notice from DTC Participant or otherwise) to notify the Beneficial Owner shall not affect the validity of the redemption.

Record Date

The record date for each payment of interest is the fifteen day of the month preceding the interest payment date, (if such date is not a business day, the record date shall be the next succeeding business day) provided that, with respect to overdue interest, the Paying Agent may establish a special record date. The special record date may not be more than twenty (20) days before the date set for payment. The Paying Agent will mail notice of a special record date to the Bondowners at least ten (10) days before the special record date.

Book-Entry Transfer System

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated securities. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's highest rating: AAA. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor such other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Town as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Town or the Paying Agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC (nor its nominee), the [Issuer] or the Paying Agent, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town or the Paying Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Town or the Paying Agent. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Town may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Town believes to be reliable, but the Town takes no responsibility for the accuracy thereof.

Authorization of the Bonds and Use of Proceeds

The following sets forth the principal amounts, purposes, statutory authorizations and dates of Town approval for the current offering of Bonds:

Date of Authorization	Article	Amount Originally Authorized	Purpose	Law Cite Ch. 44	This Issue
5/16/2007	41	\$ 20,475,000 (1)	High Rock & Pollard School	s. 7(3A)	\$ 5,000,000
5/19/2008	38	160,000	School Paving	s. 7(6)	90,000
5/5/2008	37	205,000	Ambulance Administration Building and DPW Complex	s. 7(9)	160,000
5/14/2008	33	500,000	Complex	s. 7(21)	120,000
5/15/2006	71	3,000,000	Water System Improvements	s. 8	230,000
Total		<u>\$ 24,340,000</u>			<u>\$ 5,600,000</u>

(1) Debt service is exempt from the limits of Proposition 2 ½.

Principal Maturities by Purpose

Calendar Year	High Rock & Pollard Schools (1)	Hillside & Mitchell School Paving Improvements	Ambulance & EMS Reporting System	DPW Administration Building	Water System Improvements	Total
2009	\$ 265,000	\$ 30,000	\$ 80,000	\$ 60,000	\$ 60,000	\$ 495,000
2010	265,000	30,000	80,000	60,000	60,000	495,000
2011	265,000	30,000			55,000	350,000
2012	265,000				55,000	320,000
2013	265,000					265,000
2014	265,000					265,000
2015	265,000					265,000
2016	265,000					265,000
2017	265,000					265,000
2018	265,000					265,000
2019	265,000					265,000
2020	265,000					265,000
2021	260,000					260,000
2022	260,000					260,000
2023	260,000					260,000
2024	260,000					260,000
2025	260,000					260,000
2026	260,000					260,000
2027	260,000					260,000
Total	<u>\$ 5,000,000</u>	<u>\$ 90,000</u>	<u>\$ 160,000</u>	<u>\$ 120,000</u>	<u>\$ 230,000</u>	<u>\$ 5,600,000</u>

(1) Debt service is exempt from the limits of Proposition 2 ½.

Tax Exemption

In the opinion of Edwards Angell Palmer & Dodge LLP, Bond Counsel to the Town (“Bond Counsel”), based upon an analysis of existing laws, regulations, rulings, and court decisions, and assuming, among other matters, compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the “Code”). Bond Counsel is of the further opinion that interest on the Bonds is not a specific preference item for purposes of the federal individual or corporate alternative minimum taxes, although Bond Counsel observes that such interest is included in adjusted current earnings when calculating corporate alternative minimum taxable income. Except as indicated under “Bank Eligibility” below, Bond Counsel expresses no opinion regarding any other federal tax consequences arising with respect to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds.

The Code imposes various requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. Failure to comply with these requirements may result in interest on the Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the Bonds. The Town has covenanted to comply with such requirements to ensure that interest on the Bonds will not be included in federal gross income. The opinion of Bond Counsel assumes compliance with these requirements.

Bond Counsel is also of the opinion that, under existing law, interest on the Bonds is exempt from Massachusetts personal income taxes, and the Bonds are exempt from Massachusetts personal property taxes. Bond Counsel has not opined as to other Massachusetts tax consequences arising with respect to the Bonds. Prospective Bondholders should be aware, however, that the Bonds are included in the measure of Massachusetts estate and inheritance taxes, and the Bonds and the interest thereon are included in the measure of certain Massachusetts corporate excise and franchise taxes. Bond Counsel expresses no opinion regarding any other Massachusetts tax consequences nor as to the taxability of the Bonds or the income therefrom under the laws of any state other than Massachusetts. A complete copy of the proposed form of opinion of Bond Counsel is set forth in Appendix B hereto.

To the extent the issue price of any maturity of the Bonds is less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes "original issue discount," the accrual of which, to the extent properly allocable to each owner thereof, is treated as interest on the Bonds which is excluded from gross income for federal income tax purposes and is exempt from Massachusetts personal income taxes. For this purpose, the issue price of a particular maturity of the Bonds is the first price at which a substantial amount of such maturity of the Bonds is sold to the public (excluding bond houses, brokers, or similar persons or organizations acting in the capacity of underwriters, placement agents or wholesalers). The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Bondholders should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of purchasers who do not purchase such Bonds in the original offering to the public at the first price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount greater than the stated principal amount to be paid at maturity of such Bonds, or, in some cases, at the earlier redemption date of such Bonds ("Premium Bonds"), will be treated as having amortizable bond premium for federal income tax purposes and Massachusetts personal income tax purposes. No deduction is allowable for the amortizable bond premium in the case of obligations, such as the Premium Bonds, the interest on which is excluded from gross income for federal income tax purposes. However, a Bondholder's basis in a Premium Bond will be reduced by the amount of amortizable bond premium properly allocable to such Bondholder. Holders of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds. Further, no assurance can be given that pending or future legislation, including amendments to the Code, if enacted into law, or any proposed legislation, including amendments to the Code, or any future judicial, regulatory or administrative interpretation or development with respect to existing law, will not adversely affect the value of, or the tax status of interest on, the Bonds. Prospective Bondholders are urged to consult their own tax advisors with respect to proposals to restructure the federal income tax.

Although Bond Counsel is of the opinion that interest on the Bonds is excluded from gross income for federal income tax purposes and is exempt from Massachusetts personal income taxes, the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may otherwise affect the federal or state tax liability of a Bondholder. Among other possible consequences of ownership or disposition of, or the accrual or receipt of interest on, the Bonds, the Code requires recipients of certain social security and certain railroad retirement benefits to take into account receipts or accruals of interest on the Bonds in determining the portion of such benefits that are included in gross income. The nature and extent of all such other tax consequences will depend upon the particular tax status of the Bondholder or the Bondholder's other items of income or deduction. Except as indicated in the following paragraph, Bond Counsel expresses no opinion regarding any such other tax consequences, and Bondholders should consult with their own tax advisors with respect to such consequences.

Bank Eligibility

The Bonds will not be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code. Accordingly, in the opinion of Bond Counsel, no deduction will be allowed to a financial institution for any of its interest expense allocable to the Bonds.

Continuing Disclosure

In order to assist the Underwriters in complying with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "Rule"), the Town will covenant for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the Town by not later than 270 days after the end of each fiscal year (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events, if material. The covenants will be contained in a Continuing Disclosure Certificate, the proposed form of which is provided in Appendix C. The Certificate will be executed by the signers of the Bonds, and incorporated by reference in the Bonds.

The Town has never failed to comply in all material respects with any previous undertakings to provide annual reports or notices of material events in accordance with the Rule.

Opinion of Bond Counsel

The purchaser will be furnished the legal opinion of the firm of Edwards Angell Palmer & Dodge LLP, of Boston, Massachusetts. The opinion will be dated and given on and will speak only as of the date of original delivery of the Bonds to the successful bidder. The opinion will be substantially in the form presented in Appendix B.

Other than as to matters expressly set forth herein as the opinion of Bond Counsel, Bond Counsel is not passing upon and does not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and make no representation that they have independently verified the same.

Rating

Standard and Poor's Ratings Group has assigned a rating of AAA on the Bonds. Such rating, if obtained, will be printed on the cover of the Final Official Statement. It will reflect only the rating agency's views and will be subject to revision or withdrawal, which could affect the market price of the Bonds.

Financial Advisory Services of First Southwest Company

First Southwest Company serves as financial advisor to the Town of Needham, Massachusetts. The Town has consented to First Southwest Company's participation in the public bidding on the Bonds if it so desires.

Security and Remedies

Full Faith and Credit. General obligation bonds and notes of a Massachusetts city or town constitute a pledge of its full faith and credit. Payment is not limited to a particular fund or revenue source. Except for "qualified bonds" as described below (see "*Serial Bonds and Notes*" under "TYPES OF OBLIGATIONS" below) and setoffs of state distributions as described below (see "*Use of State Distributions to Pay Debt Service*" below), no provision is made by the Massachusetts statutes for priorities among bonds and notes and other general obligations, although the use of certain moneys may be restricted.

Tax Levy. The Massachusetts statutes direct the municipal assessors to include annually in the tax levy for the next fiscal year "all debt and interest charges matured and maturing during the next fiscal year and not otherwise provided for [and] all amounts necessary to satisfy final judgments". Specific provision is also made for including in the next tax levy payments of rebate amounts not otherwise provided for and payment of notes in anticipation of federal or state aid, if the aid is no longer forthcoming.

The total amount of a tax levy is limited by statute. However, the voters in each municipality may vote to exclude from the limitation any amounts required to pay debt service on indebtedness incurred before November 4, 1980. Local voters may also vote to exempt specific subsequent bond issues from the limitation. (See "*Tax Limitations*" Under "PROPERTY TAX" below.) In addition, obligations incurred before November 4, 1980 may be constitutionally entitled to payment from taxes in excess of the statutory limit.

Except for taxes on the increased value of certain property in designated development districts which may be pledged for the payment of debt service on bonds issued to finance economic development projects within such districts, no provision is made for a lien on any portion of the tax levy to secure particular bonds or notes or bonds and notes generally (or judgments on bonds or notes) in priority to other claims. Provision is made, however, for borrowing to pay judgments, subject to the General Debt Limit. (See "DEBT LIMITS" below.) Subject to the approval of the State Director of Accounts for judgments above \$10,000, judgments may also be paid from available funds without appropriation and included in the next tax levy unless other provision is made.

Court Proceedings. In the opinion of Bond Counsel, Massachusetts cities and towns are subject to suit on their general obligation bonds and notes and courts of competent jurisdiction have power in appropriate proceedings to order payment of a judgment on the bonds or notes from lawfully available funds or, if necessary, to order the city or town to take lawful action to obtain the required money, including the raising of it in the next annual tax levy, within the limits prescribed by law. (See “*Tax Limitations*” under “PROPERTY TAX” below.) In exercising their discretion as to whether to enter such an order, the courts could take into account all relevant factors including the current operating needs of the city or town and the availability and adequacy of other remedies. The Massachusetts Supreme Judicial Court has stated in the past that a judgment against a municipality can be enforced by the taking and sale of the property of any inhabitant. However, there has been no judicial determination as to whether this remedy is constitutional under current due process and equal protection standards.

Restricted Funds. Massachusetts statutes also provide that certain water, gas and electric, community antenna television system, telecommunications, sewer, parking meter and passenger ferry fee, community preservation and affordable housing receipts may be used only for water, gas and electric, community antenna television system, telecommunications, sewer, parking, mitigation of ferry service impacts, community preservation and affordable housing and related purposes, respectively; accordingly, moneys derived from these sources may be unavailable to pay general obligation bonds and notes issued for other purposes. A city or town that accepts certain other statutory provisions may establish an enterprise fund for a utility, health care, solid waste, recreational or transportation facility and for police or fire services; under those provisions any surplus in the fund is restricted to use for capital expenditures or reduction of user charges. In addition, subject to certain limits, a city or town may annually authorize the establishment of one or more revolving funds in connection with use of certain revenues for programs that produce those revenues; interest earned on a revolving fund is treated as general fund revenue. Also, the annual allowance for depreciation of a gas and electric plant or a community antenna television and telecommunications system is restricted to use for plant or system renewals and improvements, for nuclear decommissioning costs, and costs of contractual commitments, or, with the approval of the State Department of Telecommunications and Energy, to pay debt incurred for plant or system reconstruction or renewals. Revenue bonds and notes issued in anticipation of them may be secured by a prior lien on specific revenues. Receipts from industrial users in connection with industrial revenue financings are also not available for general municipal purposes.

State Distributions. State grants and distributions may in some circumstances be unavailable to pay general obligation bonds and notes of a city or town in that the State Treasurer is empowered to deduct from such grants and distributions the amount of any debt service paid on “qualified bonds” (See “*Serial Bonds and Notes*” under “TYPES OF OBLIGATIONS” below) and any other sums due and payable by the city or town to the Commonwealth or certain other public entities, including any unpaid assessments for costs of any public transportation authority (such as the Massachusetts Bay Transportation Authority or a regional transit authority) of which it is a member, for any debt service due on obligations issued to the Massachusetts School Building Authority, for costs of the Massachusetts Water Resources Authority if the city or town is within the territory served by the Authority, or for charges necessary to meet obligations under the Commonwealth’s Water Pollution Abatement or Drinking Water Revolving Loan Programs, including such charges imposed by another local governmental unit that provides wastewater collection or treatment services or drinking water services to the city or town.

Bankruptcy. Enforcement of a claim for payment of principal or interest on general obligation bonds or notes would be subject to the applicable provisions of Federal bankruptcy laws and to the provisions of other statutes, if any, hereafter enacted by the Congress or the State legislature extending the time for payment or imposing other constraints upon enforcement insofar as the same may be constitutionally applied. Massachusetts municipalities are not currently authorized by the Massachusetts General Laws to fill a petition for bankruptcy under federal bankruptcy laws.

Use of State Distributions to Pay Debt Service

Section 19A of Chapter 44 of the General Laws provides in part that, if a city or town is (or is likely to be) unable to pay principal or interest on its bonds or notes when due, it shall notify the State Commissioner of Revenue. The Commissioner shall in turn, after verifying the inability, certify the inability to the State Treasurer. The State Treasurer shall pay the due or overdue amount to the paying agent for the bonds or notes, in trust, within three days after the certification or one business day prior to the due date (whichever is later). This payment is limited, however, to the estimated amount otherwise distributable by the Commonwealth to the city or town during the remainder of the fiscal year (after the deductions mentioned in the foregoing paragraphs). See “State Distributions” above. If for any reason any portion of the certified sum has not been paid at the end of the fiscal year, the State Treasurer shall pay it as soon as practicable in the next fiscal year to the extent of the estimated distributions for that fiscal year. The sums so paid shall be charged (with interest and administrative costs) against the distributions to the city or town.

The foregoing does not constitute a pledge of the faith and credit of the Commonwealth. The Commonwealth has not agreed to maintain existing levels of state distributions and the direction to use estimated distributions to pay debt service may be subject to repeal by future legislation. Moreover, adoption of the annual appropriation act has sometimes been delayed beyond the beginning of the fiscal year and estimated distributions which are subject to appropriation may be unavailable to pay local debt service until they are appropriated.

TOWN OF NEEDHAM, MASSACHUSETTS

General

The Town of Needham is located in Norfolk County, 10 miles southwest of Boston. It is bordered on the west and northwest by the Town of Wellesley, on the north and northeast by the City of Newton, on the east by the West Roxbury section of the City of Boston, on the southeast by the Town of Dedham, and on the south by the Towns of Westwood and Dover. Needham has a population of approximately 28,911 and occupies a land area of 12.75 square miles. Established as a town in 1711, Needham is governed by a limited form of town meeting and by a five-member Board of Selectmen. School affairs are administered by a seven-member School Committee and a Superintendent of Schools.

PRINCIPAL TOWN OFFICIALS

<u>Title</u>	<u>Name</u>	<u>Selection/Term</u>	<u>Term Expires</u>
Selectman, Chairman	James G. Healy	Elected	2009
Selectman, Vice-Chair	Daniel P. Matthews	Elected	2010
Selectman, Clerk	John A. Bulian	Elected	2009
Selectman	Denise C. Garlick	Elected	2011
Selectman	Gerald A. Wasserman	Elected	2011
Town Manager	Kate Fitzpatrick	Appointed	2009
Director of Finance	David Davison	Appointed	Indefinite
Treasurer/Collector	Evelyn M. Pones	Appointed	Indefinite
Town Accountant	Michelle Vaillancourt	Appointed	Indefinite
Town Clerk	Theodora K. Eaton	Elected	2010
Town Counsel	David S. Tobin	Appointed	Indefinite
Superintendent of Schools	Daniel E. Gutekanst	Appointed	2009

Municipal Services

The Town provides general governmental services for the territory within its boundaries, including police and fire protection, collection, disposal, and recycling of solid waste, public education in grades kindergarten through twelve, water, sewers, streets and recreation. Technical education in grades 9 through 12 is provided by the Minuteman Regional Vocational Technical School District.

The Town of Needham has implemented a mandatory recycling program in accordance with Section 8H of Chapter 40 of the Massachusetts General Laws. Under this program, begun in fiscal 1991, the Town recycles newspaper, mixed paper, glass, corrugated cardboard, aluminum and steel cans, returnable bottles, clothing, used motor oil, plastic containers and yardwaste. The Town's practice has been to introduce new items to the recycling program each year in order to reduce the flow of solid waste tonnage.

Gas and electric services are provided by established private utilities.

The Town's Public Works Department provides water supply, treatment and distribution and sewage collection, to substantially all commercial, industrial and residential users in the Town. In addition certain water and sewer services are provided by the Massachusetts Water Resource Authority (MWRA). See "INDEBTEDNESS - Overlapping Debt".

The principal services provided by Norfolk County are a jail and house of correction and registry of deeds. For additional information on Counties see "INDEBTEDNESS - Overlapping Debt".

Education

The Town currently operates 1 pre-school, 5 elementary schools, 1 middle school, and a senior high school. Total capacity is sufficient to meet current enrollment. The Town's capital plan reflects the need for further renovations and expansions to meet projected program needs. The Town has recently completed the construction and/or reconstruction of 3 elementary schools. The Town has issued the bonds for these schools. The Town has previously renovated the middle school. The Town has also authorized a borrowing for the reconstruction of the high school which is under construction and the reconstruction of the High Rock and Pollard schools. The debt service on such borrowings has been exempted from the limits of Proposition 2 1/2. The Bonds are being issued to finance a portion of the Town's cost of such projects. The following table sets forth the trend in public school enrollments. This does not include pre-school or out of district students.

	PUBLIC SCHOOL ENROLLMENTS - OCTOBER 1,						
	Actual					Projected	
	2003	2004	2005	2006	2007	2008	2009
Elementary (K-5)	2,203	2,331	2,390	2,487	2,530	2,524	2,521
Middle/Junior High(6-8)	1,090	1,101	1,090	1,066	1,084	1,128	1,202
Senior High(9-12)	1,374	1,406	1,399	1,426	1,389	1,382	1,399
Totals	<u>4,667</u>	<u>4,838</u>	<u>4,879</u>	<u>4,979</u>	<u>5,003</u>	<u>5,034</u>	<u>5,122</u>

The Town is a member of the Minuteman Regional Vocational Technical School District, which is located in Lexington, and includes 16 member towns.

Industry and Commerce

Needham is a residential suburb of Boston, located within the Boston Standard Metropolitan Statistical Area. As the table below indicates, the Town's economy has a diverse mix of manufacturing, services, and commercial trades.

Due to the reclassification the U.S. Department of Labor now uses the North American Industry Classification System (NAICS) as the basis for the assignment and tabulation of economic data by industry.

Industry	Calendar Year Average		
	2005	2006	2007
Construction	948	932	882
Manufacturing	2,393	2,135	2,011
Trade, Transportation and Utilities	2,837	2,632	2,565
Information	1,505	1,898	2,123
Financial Activities	1,546	1,557	1,584
Professional and Business Services	4,173	4,300	4,300
Education and Health Services	3,800	3,970	4,159
Leisure and Hospitality	905	889	1,022
Other Services	704	788	804
Total Employment	<u>18,811</u>	<u>19,101</u>	<u>19,450</u>
Number of Establishments	1,337	1,337	1,338
Average Weekly Wages	\$ 1,356	\$ 1,522	\$ 1,499
Total Wages	<u>\$ 1,345,694,284</u>	<u>\$ 1,541,019,858</u>	<u>\$ 1,545,575,813</u>

Source: Massachusetts Department of Education and Training. Data based upon place of employment, not place of residence.

The following table sets forth the largest employers in Needham, exclusive of the Town itself.

LARGEST EMPLOYERS

Name	Product/Function	No. of Employees Approximate
Parametric Technology Corp.	Software Development	725
Coca Cola Of Boston	Bottling & Distributing	625
Beth Israel Deaconess Hospital- Needham Campus	Health Care	368
North Hill Living Care Center	Retirement Center	300
Walker Home and School	Education	250
Channel 5	WCVB-TV Channel 5	225
Wingate	Assited Living Facility	176
Muzi Ford	Car Dealer	150
Roche Brothers Supermarket, Inc.	Supermarket	145
Olin College	Engineering School	110

SOURCE: Individual Employers listed.

The Needham Business Center (formerly the New England Industrial Park) is a multi-million dollar business park located approximately 3 miles northeast of downtown Needham. The Park offers advantageous proximity to both Routes 9 and 128. The Park receives a consistent demand for space from both local and outside industry. The Park originally contained primarily warehouses and offices and now, over 20 years later, is an advanced site for both manufacturing and research. Present occupants include Coca Cola and Sheraton Hotel.

A project is currently underway to widen Route 95/128 through Needham. The project will expand the highway from three lanes to four lanes and add an additional ramp in Needham. The project is expected to be completed by 2010, and the Town anticipates that the roadway improvement will have an overall positive effect and economic benefit for the Needham Business Center, as well as the community.

The Beth Israel Deaconess/Needham Hospital expansion is now underway. The expansion, which is expected to be finished in summer of 2009, will increase the size of the facility from approximately 88,000 square feet to 124,000 square feet. The hospital and its partnerships have increased the amount of office and new clinical activity space in other locations in the town by approximately 40,000 square feet.

The following table compares retail trade data for the Town of Needham with that for the Commonwealth as a whole.

RETAIL SALES

	Needham	Massachusetts
Establishments:		
2002	115	25,761
1997	131	26,209
1992	158	38,491
1987	175	38,905
Sales(000):		
2002	\$261,954	\$73,903,837
1997	288,132	58,578,048
1992	231,784	47,663,248
1987	243,808	44,818,481
Per Capita Sales:		
2002	\$9,061	\$11,640
1997	10,456	9,581
1992	8,411	7,922
1987	8,738	7,731

SOURCE: 2002, 1997, 1992 and 1987 U.S. Census of Retail Trade and 1980, 1990 and 2000 Federal Census.

Labor Force, Employment and Unemployment

According to the Massachusetts Department of Employment and Training preliminary data, in July 2008, the Town had a total labor force of 14,497 of which 13,968 were employed and 529 or 3.6% were unemployed as compared with 5.2% for the Commonwealth and 6.0% for the United States (unadjusted).

The following table sets forth the Town's average labor force and unemployment rates for each of the last five calendar years and the unemployment rate for the Commonwealth and country as a whole for the same period.

UNEMPLOYMENT RATES

Calendar Year	Town of Needham			Massachusetts Unemployment Rate	United States Unemployment Rate
	Labor Force	Employment	Unemployment Rate		
2007	14,197	13,765	3.0 %	4.5 %	4.6 %
2006	14,290	13,796	3.5	4.8	4.4
2005	14,311	13,382	3.3	4.8	4.6
2004	14,381	13,854	3.7	5.3	5.4
2003	15,219	14,684	3.5	5.8	6.0

SOURCE: Mass. Department of Employment and Training, Federal Reserve Bank of Boston and U.S. Bureau of Labor Statistics. Data based upon place of residence, not place of employment. Monthly data for Town are unadjusted.

Building Permits

The following table sets forth the number of building permits issued and the estimated dollar value of new construction and alterations for calendar years 2003 through 2007. Permits are filed for both private construction as well as for Town projects.

BUILDING PERMITS

Calendar Year	New Construction				Additons/Alterations				Totals	
	Residential		Non-Residential		Residential		Non-Residential			
	No.	Value	No.	Value	No.	Value	No.	Value	No.	Value
2008 (3)	38	\$13,420,490	3	\$ 637,710	363	\$ 125,608	57	\$ 109,720	461	\$ 14,293,528
2007	107	29,998,400	8	2,916,363	819	34,390,517	149	21,255,076	1,083	88,560,356
2006	64	24,273,400	5	4,340,000	845	36,858,246	102	17,490,860	1,016	82,962,506
2005	68	26,998,500	2	983,500	680	31,403,079	81	68,761,019 ⁽¹⁾	831	128,146,098
2004	84	26,309,203	2	292,000	755	32,660,321	101	19,785,454 ⁽²⁾	942	79,046,978
2003	81	24,659,185	3	15,209,815	620	29,154,892	88	7,044,708	792	76,068,600

SOURCE: Report of the Building Inspector.

(1) Approximately \$40,000,000 of this amount was for the Town High School.

(2) \$10,500,000 of this amount is for the renovation to the library and \$1,795,310 is for renovations to a church.

(3) Building Permits from January through April, 2008.

Transportation

The principal highways serving the Town are State Routes 9, 135 and 128 (I-95). There are three exits off Interstate 95 that provide direct access to Needham. A project is currently underway to widen Route 128 through Needham. This add-a-lane project is expected to be completed by 2010. The Massachusetts Bay Transportation Authority (MBTA) provides commuter rail service on a regular basis to Boston. There are four commuter rails stops physically located in Needham: Needham Heights, Needham Center, Needham Junction and Hersey. The MBTA also provides bus service between Needham and Boston, as well as to Watertown Square. Established trucking lines provide competitive service locally and to long distance points. The Town is within commuting distance of the airport facilities of Boston's Logan International Airport, the Norwood Municipal Airport, and Hanscom Field in Bedford, Massachusetts.

Population and Income

The table below illustrates the Town's changes in median age, median family income, and per capita income according to the federal census.

POPULATION AND INCOME

	<u>Needham</u>	<u>Massachusetts</u>	<u>United States</u>
Median Age:			
2000	40.8	36.5	35.3
1990	38.6	33.6	32.9
1980	35.1	31.2	30.0
Median Family Income:			
2000	\$107,570	\$61,664	\$50,046
1990	69,515	44,367	35,225
1980	31,793	21,166	19,908
Per Capita Income:			
2000	\$44,549	\$25,952	\$21,587
1990	27,935	17,224	14,420
1980	11,580	7,459	7,313

SOURCE: Federal Bureau of the Census.

On the basis of the 2000 Federal census, the Town has a population density of approximately 2,292 persons per square mile.

POPULATION TRENDS

<u>2000</u>	<u>1990</u>	<u>1980</u>	<u>1970</u>	<u>1960</u>
28,911	27,557	27,901	29,748	25,793

SOURCE: Federal Census.

PROPERTY TAXATION

Tax Levy Computation

The principal revenue source of the Town is the tax on real and personal property. The amount to be levied in each year is the amount appropriated or required by law to be raised for municipal expenditures less estimated receipts from other sources and less appropriations voted from funds on hand. The total amount levied is subject to certain limits prescribed by law; for a description of those limits, see "Tax Limitations" below.

The estimated receipts for a fiscal year from sources other than the property tax may not exceed the actual receipts during the preceding fiscal year from the same sources unless approved by the State Commissioner of Revenue. Excepting special funds the use of which is otherwise provided for by law, the deduction for appropriations voted from funds on hand for a fiscal year cannot exceed the "free cash" as of the beginning of the prior fiscal year as certified by the State Director of Accounts plus up to nine months' collections and receipts on account of earlier years' taxes after that date. Subject to certain adjustments, free cash is surplus revenue less uncollected overdue property taxes from earlier years.

Although an allowance is made in the tax levy for abatements (see "Overlay," below), no reserve is generally provided for uncollectible real property taxes. Since some of the levy is inevitably not collected, this creates a cash deficiency which may or may not be offset by other items (see "Taxation to Meet Deficits" below).

The table below illustrates the manner in which the tax levy was determined for the following fiscal years.

TAX LEVY COMPUTATION

	Fiscal 2004	Fiscal 2005	Fiscal 2006	Fiscal 2007	Fiscal 2008
Total Appropriations(1)	\$ 87,241,311	\$ 93,931,034	\$ 101,146,109	\$ 123,254,181 (6)	\$ 115,759,980
Additions:					
State & County Assessments	1,008,513	965,791	981,582	1,045,299	1,057,780
Overlay Reserve	865,098	736,731	1,086,199	1,094,344	919,602
Other Additions(2)	4,059,914	1,015,533	1,080,264	123,621	89,736
Total Additions	<u>5,933,525</u>	<u>2,718,055</u>	<u>3,148,045</u>	<u>2,263,264</u>	<u>2,067,118</u>
Gross Amount to be Raised	<u>93,174,836</u>	<u>96,649,089</u>	<u>104,294,154</u>	<u>125,517,445</u>	<u>117,827,098</u>
Deductions:					
Local Estimated Receipts: (3)	20,181,499	21,650,079	21,868,377	25,536,787	27,343,787
State Aid(4):					
Current Year	7,037,500	6,631,117	7,923,769	21,139,968 (6)	8,347,108
Prior Year's Overestimate	-	-	-	-	-
Available Funds(5)	1,025,800	655,477	2,259,742	1,017,751	918,532
Free Cash Used to Reduce Tax Rate	3,473,452	3,270,957	3,260,346	3,895,235	3,266,326
Total Deductions	<u>31,718,251</u>	<u>32,207,630</u>	<u>35,312,234</u>	<u>51,589,741</u>	<u>39,875,753</u>
Net Amount to be Raised	<u>\$ 61,456,585</u>	<u>\$ 64,441,459</u>	<u>\$ 68,981,920</u>	<u>\$ 73,927,704</u>	<u>\$ 77,951,346</u>

- (1) Includes additional appropriations from taxation voted subsequent to adoption of the annual budget but prior to setting of the tax rate.
- (2) Includes \$3,419,539 of fiscal 2004 debt service not included in "total appropriations". For fiscal years 2005, 2006, 2007 and 2008 debt service was included in "total appropriations" above.
- (3) Includes CPA surcharge tax and state matching funds.
- (4) Estimated by the State Department of Revenue and required by law to be used in setting of the tax rate. Actual state aid payments may vary upward or downward from said estimates, and the State may withhold (generally quarterly) payments pending receipt of State and County assessments. See "TOWN FINANCES--Revenues --State Aid".
- (5) Transfers from other available funds, generally made as an offset to a particular appropriation item.
- (6) Reflects the receipt and expenditure of Massachusetts School Building Authority school construction aid.

Assessed Valuations and Tax Levies

Property is classified for the purpose of taxation according to its use. The legislature has in substance created three classes of taxable property: (1) residential real property, (2) open space land, and (3) all other (commercial, industrial and personal property). Within limits, cities and towns are given the option of determining the share of the annual levy to be borne by each of the three categories. Until fiscal year 2004, the share required to be borne by residential real property was at least 50 percent of its share of the total taxable valuation; under legislation enacted in the beginning of 2004, however, cities and towns were authorized to reduce the required share to be borne by residential real property to at least 45 percent of its share of the total taxable valuation in fiscal year 2004, 47 percent in fiscal year 2005, 49 percent in fiscal year 2006 and 50 percent thereafter. The effective rate for open space must be at least 75 percent of the effective rate for residential real property. Until fiscal year 2004, the share of commercial, industrial and personal property was limited to not more than 175 percent of their share of the total valuation; under legislation enacted in the beginning of 2004, however, cities and towns were authorized to increase the limit on the share of the total taxable valuation of such property to not more than 200 percent in fiscal year 2004, 197 percent in fiscal year 2005, 190 percent in fiscal year 2006, 183 percent in fiscal year 2007, 175 percent in fiscal year 2008, and, if the share of such property in a particular city or town exceeded 175 percent in any of fiscal years 2004 through 2007, 170 percent in fiscal years 2009 and thereafter. Under legislation recently enacted, for fiscal years 2008 and thereafter, the share of the annual levy to be borne by residential real property must be at least 50 percent of its share of the total taxable valuation; the effective rate for open space must be at least 75 percent of the effective rate for residential real property; and the share of commercial, industrial and personal property must not exceed 175 percent of their share of the total valuation. A city or town may also exempt up to 20 percent of the valuation of residential real property (where used as the taxpayer's principal residence) and up to 10 percent of the valuation of commercial real property (where occupied by certain small businesses). Property may not be classified in a city or town until the State Commissioner of Revenue certifies that all property in the city or town has been assessed at its fair cash value. Such certification must take place every three years.

Related statutes provide that certain forest land, agricultural or horticultural land (assessed at the value it has for these purposes) and recreational land (assessed on the basis of its use at a maximum of 25 percent of its fair cash value) are all to be taxed at the rate applicable to commercial property. Land classified as forest land is valued for this purpose at five percent of fair cash value, but not less than ten dollars per acre.

In order to determine appropriate relative values for the purposes of certain distributions to and assessments upon cities and towns, the Commissioner of Revenue biennially makes his own redetermination of the fair cash value of the taxable property in each municipality. This is known as the "equalized value." See "State Equalized Valuation" below.

A revaluation of all real and personal property in the Town to full and fair cash value was completed for use in fiscal year 2006.

The following table sets forth the trend in the Town's assessed valuations, tax levies, and tax levies per capita.

Fiscal Year	Real Estate Valuation	Personal Property Valuation	Total Assessed Valuation	Tax Levy	Tax Levy Per Capita(1)
2008	\$7,083,039,123	\$125,999,642	\$7,209,038,765	\$77,951,346	\$2,696
2007	7,013,876,433	106,936,960	7,120,813,393	73,927,704	2,557
2006 (2)	6,939,581,791	102,288,410	7,041,870,201	68,981,920	2,386
2005	5,896,978,830	93,171,730	5,990,150,560	64,441,460	2,229
2004	5,713,275,454	82,352,550	5,795,628,004	61,456,585	2,126

(1) 2000 Federal Census.

(2) Revaluation year. Fiscal year 2009 is a revaluation year.

The table below sets forth the trend of the Town's tax rates for different classes of property for the following fiscal years:

Fiscal Year	Tax Rate per \$1,000 Valuation	
	Residential Property	Commercial, Industrial & Personal Property
2008	\$9.70	\$18.92
2007	9.35	18.17
2006	8.80	17.14
2005	9.61	18.83
2004	9.45	18.56

Classification of Property

The following is a breakdown of the Town's assessed valuation in fiscal years 2006, 2007 and 2008.

Property Type	2006		2007		2008	
	Amount	% of Total	Amount	% of Total	Amount	% of Total
Residential	\$6,200,927,493	88.1 %	\$6,287,695,599	88.3 %	\$6,338,792,593	87.9 %
Commercial	584,518,198	8.3	587,473,134	8.3	605,364,330	8.4
Industrial	154,136,100	2.2	138,707,700	1.9	138,882,200	1.9
Personal	102,288,410	1.5	106,936,960	1.5	125,999,642	1.7
Total Real Estate	<u>\$7,041,870,201</u>	<u>100.0 %</u>	<u>\$7,120,813,393</u>	<u>100.0 %</u>	<u>\$7,209,038,765</u>	<u>100.0 %</u>

LARGEST TAXPAYERS

The following table lists the ten largest taxpayers in the Town based upon assessed valuation for fiscal 2008. All of the largest taxpayers are current in their tax payments.

Name	Nature of Business	Total Assesed Valuation for Fiscal 2008	% of Total Assessed Value
General Dynamics	Data Communications Computers	\$50,658,300	0.72 %
Kendrick Street	Realty Trust (Commercial Operations)	45,588,600	0.64
Living Care Villages	Retirement Assisted Living	44,062,800	0.62
Intercontinental Fund III	Office Complex	30,369,500	0.43
Coca-Cola Bottling Co.	Bottling & Distributing	22,421,500	0.32
Starwood Needham CMBS	Hotel	21,390,000	0.30
Teacher's Insurance & Annuity	Office Complex	16,181,300	0.23
The Realty Associates Fund IV	Manufacturing	15,732,000	0.22
Sentinel Propertieis Needham, LLC	Office Complex	18,909,100	0.27
Fourth, LLC, Trustee	Office Building	12,155,400	0.17
Total		<u>\$277,468,500</u>	<u>3.92 %</u>

State Equalized Valuation

In order to determine appropriate relative values for the purposes of certain distributions to and assessments upon cities and towns, the Commissioner of Revenue biennially makes his own redetermination of the fair cash value of the taxable property in each municipality. This is known as the "equalized value".

The following table sets forth the trend in equalized valuations of the Town of Needham.

January 1,	State Equalized Valuation	% Change
2008 (proposed)	\$7,637,636,300	4.5 %
2006	7,307,708,400	16.3
2004	6,285,224,900	22.3
2002	5,139,824,700	28.7
2000	3,994,148,300	17.6
1998	3,395,354,400	8.4
1996	3,131,771,600	6.3

Overlay

The Town is authorized to increase each tax levy by an amount approved by the Commissioner of Revenue as an "overlay" to provide for tax abatements. If abatements are granted in excess of the applicable overlay, the resultant "overlay deficit" is required to be added to the next tax levy. An abatement granted after a tax payment has been made is accounted for as a refund on the books of the Town. Abatements are granted where exempt real or personal property has been assessed or where taxable real or personal property has been overvalued or disproportionately valued. The assessors may also abate uncollectible personal property taxes. They may abate real and personal property taxes on broad grounds (including inability to pay) with the approval of the State Commissioner of Revenue.

The following table sets forth the amount of the overlay reserve for the last five fiscal years and the amounts of abatements and exemptions granted as of June 30, 2008.

Fiscal Year	Net Tax Levy(1)	Overlay Reserve		Abatements and Exemptions Granted Through June 30, 2008
		Dollar Amount	As a % of Net Levy	
2008	\$ 77,031,744	\$ 919,602	1.2 %	\$ 401,980
2007	72,833,360	1,094,344	1.5	340,438
2006	67,895,721	1,086,199	1.6	489,557
2005	63,704,728	736,731	1.2	381,880
2004	60,591,487	865,098	1.4	293,445

(1) Tax levy prior to addition of overlay reserve.

Tax Collections

Property tax bills are payable quarterly on August 1, November 1, February 1, and May 1 of each fiscal year. Interest accrues on delinquent taxes at the rate of 14 percent per annum. Real property (land and buildings) is subject to a lien for the taxes assessed upon it, subject to any paramount federal lien and subject to bankruptcy and insolvency laws. If the property has been transferred, an unenforced lien expires on the fourth December 31 after the end of the fiscal year to which the tax relates. If the property has not been transferred by the fourth December 31, an unenforced lien expires upon a later transfer of the property. Provision is made, however, for continuation of the lien where it could not be enforced because of a legal impediment. The persons against whom real or personal property taxes are assessed are personally liable for the tax (subject to bankruptcy and insolvency laws). In the case of real property, this personal liability is effectively extinguished by sale or taking of the property as described below.

The following table compares the Town's net tax collections with its net (gross tax levy less overlay reserve for abatements) tax levies for the current and each of the four five fiscal years, exclusive of the surcharge of property tax levied under the CPA.

TAX COLLECTIONS

Fiscal Year	Gross Tax Levy (2)	Overlay Reserve for Abatements	Net Tax Levy	Collections During Fiscal Year Payable (1)		Collections as of June 30, 2008 (1)	
				Dollar Amount	% of Net Levy	Dollar Amount	% of Net Levy
2008	\$ 77,951,346	\$ 919,602	\$ 77,031,744	\$ 76,562,074	99.39 %	\$ 76,562,074	99.39 %
2007	73,927,704	1,094,344	72,833,360	72,653,512	99.75	73,191,085	100.49
2006	68,981,920	1,086,199	67,895,721	67,712,747	99.73	68,207,119	100.46
2005	64,441,459	736,731	63,704,728	63,658,829	99.93	63,859,620	100.24
2004	61,456,585	865,098	60,591,487	60,310,568	99.54	60,948,859	100.59

(1) Actual dollar collections, net of refunds. Does not include abatements, proceeds of tax titles or tax possessions attributable to each levy or other non-cash credits.

(2) Exclusive of the property tax levied under the Community Preservation Act.

Tax Titles and Possessions

Massachusetts law permits a municipality either to sell by public sale (at which the municipality may become the purchaser) or to take real property for non-payment of taxes. In either case the property owner can redeem the property by paying the unpaid taxes, with interest and other charges, but if the right of redemption is not exercised within six months (which may be extended an additional year in the case of certain installment payments) it can be foreclosed by petition to the Land Court.

Upon such foreclosure, a tax title purchased or taken by the municipality becomes a "tax possession" and may be held and disposed of in the same manner as other land held for municipal purposes. Uncollectible real property taxes are ordinarily not written off until they become municipal tax titles by purchase at the public sale or by taking, at which time the tax is written off in full by reserving the amount of tax and charging surplus.

The table below sets forth the amount of tax titles and possessions outstanding at the end of the following fiscal years.

<u>Fiscal Year</u>	<u>Total Tax Titles and Possessions</u>
2008	\$679,059
2007	688,405
2006	527,551
2005	568,942
2004	850,746

Sale of Tax Receivables

Cities and towns are authorized to sell delinquent property tax receivables by public sale or auction, either individually or in bulk. The town does not expect to utilize this option at the present time.

Taxation to Meet Deficits

As noted elsewhere (see "Overlay" above) overlay deficits, i.e., tax abatements in excess of the overlay included in the tax levy to cover abatements, are required to be added to the next tax levy. It is generally understood that revenue deficits, i.e., those resulting from non-property tax revenues being less than anticipated, are also required to be added to the next tax levy (at least to the extent not covered by surplus revenue). Amounts lawfully expended since the prior tax levy and not included therein are also required to be included in the annual tax levy. The circumstances under which this can arise are limited since municipal departments are generally prohibited from incurring liabilities in excess of appropriations except for major disasters, mandated items, contracts in aid of housing and renewal projects and other long-term contracts. In addition, utilities must be paid at established rates and certain established salaries, e.g., civil service, must legally be paid for work actually performed, whether or not covered by appropriations.

In the opinion of Bond Counsel, cities and towns are authorized to appropriate sums, and thus to levy taxes, to cover deficits arising from other causes, such as "free cash" deficits arising from a failure to collect taxes. This is not generally understood, however, and it has not been the practice to levy taxes to cover free cash deficits. Except to the extent that such deficits have been reduced or eliminated by subsequent collections of uncollected taxes (including sales of tax titles and tax possessions), lapsed appropriations, non-property tax revenues in excess of estimates, other miscellaneous items or funding loans authorized by special act, they remain in existence. See "TOWN FINANCES - Free Cash".

Tax Limitations

Chapter 580 of the Acts of 1980, which was proposed by an initiative petition known as "Proposition 2 1/2", was adopted at the November 4, 1980 general election and took effect on December 4, 1980. The law is subject to amendment or repeal by the legislature. The legislation (as subsequently amended) imposes two separate limits on the annual tax levy of a city or town.

The primary limitation is that the tax levy cannot exceed 2 1/2 percent of the full and fair cash value. If a city or town exceeds the primary limitation, it must reduce its tax levy by at least 15 percent annually until it is in compliance, provided that the reduction can be reduced in any year to not less than 7 1/2 percent by majority vote of the voters, or to less than 7 1/2 percent by two-thirds vote of the voters.

For cities and towns at or below the primary limit, a secondary limitation is that the tax levy cannot exceed the maximum levy limit for the preceding fiscal year as determined by the State Commissioner of Revenue by more than 2 1/2 percent, subject to exception for property added to the tax rolls or property which has had an increase other than as part of a general revaluation, in its assessed valuation over the prior year's valuation. This "growth" limit on the tax levy may be exceeded in any year by a majority vote of the voters, but an increase in the secondary or growth limit under this procedure does not permit a tax levy in excess of the primary limitation, since the two limitations apply independently. In addition, if the voters vote to approve taxes in excess of the "growth" limit for the purpose of funding a stabilization fund, such increased amount may only be taken into account for purposes of calculating the maximum levy limit in each subsequent year if the board of selectmen of a town or the city council of the city votes by a two-thirds vote to appropriate such increased amount in such subsequent year to the stabilization fund.

The applicable tax limits may also be reduced in any year by a majority vote of the voters.

The State Commissioner of Revenue may adjust any tax limit "to counterbalance the effects of extraordinary, non-recurring events which occurred during the base year".

Proposition 2½ further provides that the voters may exclude from the taxes subject to the tax limits and from the calculation of the maximum tax levy (a) the amount required to pay debt service on bonds and notes issued before November 4, 1980, if the exclusion is approved by a majority vote of the voters, and (b) the amount required to pay debt service on any specific subsequent issue for which similar approval is obtained. Even with voter approval, the holders of the obligations for which unlimited taxes may be assessed do not have a statutory priority or security interest in the portion of the tax levy attributable to such obligations. It should be noted that Massachusetts General Laws Chapter 44, Section 20 requires that the taxes excluded from the levy limit to pay debt service on any such bonds and notes be calculated based on the true interest cost of the issue. Accordingly, the Department of Revenue limits the amount of taxes which may be levied in each year to pay debt service on any such bonds and notes to the amount of such debt service, less a pro rata portion of any original issue premium received by the city or town that was not applied to pay costs of issuance. Voters may also exclude from the Proposition 2 1/2 limits the amount required to pay specified capital outlay expenditures.

In addition, Proposition 2 ½ limits the annual increase in the total assessments on cities and towns by any county, district, authority, the Commonwealth or any other governmental entity (except a regional school district, the Massachusetts Water Resource Authority and certain districts for which special legislation provides otherwise) to the sum of (a) 2 1/2 percent of the prior year's assessments and (b) "any increases in costs, charges or fees for services customarily provided locally or for services subscribed to at local option". Regional water districts, regional sewerage districts and regional veterans districts may exceed these limitations under statutory procedures requiring a two-thirds vote of the district's governing body and either approval of the local appropriating authorities (by two-thirds vote in districts with more than two members or by majority vote in two-member districts) or approval of the registered voters in a local election (in the case of two-member districts).

The Town of Needham has been in full compliance with Proposition 2 1/2 since its inception. The Town has voted to override Proposition 2 ½ for operating purposes and to exclude debt service on several occasions for capital projects. Most recently, the Town approved general overrides in 2003 (\$2,459,318), 2006 (\$597,370) and 2007 (\$1,128,670). In addition, the Town voted to exclude \$15,700,000 principal and the interest thereon for library renovation and expansion, \$62,000,000 principal and the interest thereon for the high school renovation and expansion and \$21,000,000 principal and the interest thereon for the High Rock and Pollard School projects.

Unused Levy Capacity (1)

	2008	2007	2006	2005	2004
Primary Levy Limit (2)	\$ 180,225,969	\$ 178,020,335	\$ 176,046,755	\$ 149,753,764	\$ 144,890,700
Prior Fiscal Year Levy Limit	68,055,210	64,742,338	61,600,681	59,116,936	54,380,537
2.5% Levy Growth	1,703,006	1,618,558	1,540,017	1,477,923	1,359,513
New Growth (3)	1,376,465	1,096,944	1,601,640	1,005,822	917,568
Overrides	1,128,670	597,370	-	-	2,459,318
Growth Levy Limit	72,263,351	68,055,210	64,742,338	61,600,681	59,116,936
Debt Exclusions	5,741,620	5,878,925	4,318,355	2,893,456	2,405,964
Capital Expenditure Exclusions	-	-	-	-	-
Other Adjustments	-	-	-	-	-
Tax Levy Limit	78,004,971	73,934,135	69,060,693	64,494,137	61,522,900
Tax Levy	77,951,346	73,927,704	68,981,920	64,441,460	61,456,585
Unused Levy Capacity (4)	53,625	6,431	78,773	52,677	66,315
Unused Primary Levy Capacity (5)	\$ 107,962,618	\$ 109,965,125	\$ 111,304,417	\$ 88,153,083	\$ 85,773,764

(1) Source: Massachusetts Department of Revenue.

(2) 2.5% of assessed valuation.

(3) Allowed increase for new valuations (or required reduction) - certified by the Department of Revenue.

(4) Tax Levy Limit less Tax Levy.

(5) Primary Levy Limit less Growth Levy Limit.

Community Preservation Act

The Massachusetts Community Preservation Act (the "CPA"), permits cities and towns that accept its provisions to levy a surcharge on its real property tax levy and to receive state matching funds for the acquisition, creation, preservation, rehabilitation and restoration of open space, historic resources and affordable housing. The provisions of the CPA must be accepted by the voters of the city or town at an election after such provisions have first been accepted by either a vote of the legislative body of the city or town or an initiative petition signed by 5% of its registered voters.

A city or town may approve a surcharge of up to 3% of the real property tax levy, and it may accept one or more exemptions to the surcharge under the CPA, including an exemption for low-income individuals and families and for low and moderate-income senior citizens, an exemption for \$100,000 of the value of each taxable parcel of residential real property, and an exemption for commercial and industrial properties in cities and towns with classified tax rates. The surcharge is not counted in the total taxes assessed for the purpose of determining the permitted levy amount under Proposition 2½ (see "Tax Limitations" above). A city or town may revoke its acceptance of the provisions of the CPA at any time after 5 years from the date of such acceptance and may change the amount of the surcharge or the exemptions to the surcharge at any time, provided that any such revocation or change must be approved pursuant to the same process as acceptance of the CPA.

Any city or town that accepts the provisions of the CPA will receive annual state matching grants to supplement amounts raised by its surcharge on the real property tax levy. The state matching funds are raised from certain recording and filing fees of the registers of deeds. Those amounts are deposited into a state trust fund and are distributed to cities and towns that have accepted the provisions of the CPA, which distributions are not subject to annual appropriation by the state legislature. The amount distributed to each city and town is based on a statutory formula which requires that 80% of the amount in the state trust fund be used to match an equal percentage of the amount raised locally by each city and town, and that the remaining 20% of the amount in the fund be distributed only to those cities and towns that levy the maximum 3% surcharge based on a formula which takes into account equalized property valuation and population, resulting in larger distributions to those communities with low valuations and small populations. The total state distribution made to any city or town may not, however, exceed 100% of the amount raised locally by the surcharge on the real property tax levy.

The amounts raised by the surcharge on real property taxes and received in state matching funds are required to be deposited in a dedicated community preservation fund. Each city or town that accepts the provisions of the CPA is required to establish a community preservation committee to study the community preservation needs of the community and to make recommendations to the legislative body of the city or town regarding the community preservation projects that should be funded from the community preservation fund. Upon the recommendations of the committee, the legislative body of the city or town may appropriate amounts from the fund for permitted community preservation purposes or may reserve amounts for spending in future fiscal years, provided that at least 10% of the total annual revenues to the fund must be spent or set aside for open space purposes, 10% for historic resource purposes and 10% for affordable housing purposes.

The CPA authorizes cities and towns that accept its provisions to issue bonds and notes in anticipation of the receipt of surcharge revenues to finance community preservation projects approved under the provisions of the CPA. Bonds and notes issued under the CPA are general obligations of the city or town and are payable from amounts on deposit in the

community preservation fund. In the event that a city or town revokes its acceptance of the provisions of the CPA, the surcharge shall remain in effect until all contractual obligations incurred by the city or town prior to such revocation, including the payment of bonds or notes issued under the CPA, have been fully discharged.

The Town has accepted the Act and set the surcharge rate at 2%. The Town implemented the program in fiscal year 2006 and will utilize revenues to pay for a variety of municipal projects, including a town hall preservation/restoration project.

Community Preservation Fund Revenues

	<u>Property Tax</u>	<u>State Contribution (1)</u>	<u>Total</u>
2009 (est.)	\$ 1,336,713	\$ 888,287	\$ 2,225,000
2008	1,313,639	1,253,524	2,567,163
2007	1,445,742	1,303,583	2,749,325
2006	1,303,032	-	1,303,032

(1) The State matching rate in fiscal 2009 for the fiscal 2008 surcharge will be 69%.

Pledged Taxes

Taxes on the increased value certain property in designated development districts may be pledged for the payment of costs of economic development projects within such districts and may therefore be unavailable for other municipal purposes. (See "Tax Increment Financing for Development Districts" below).

Initiative Petition to Eliminate the State Income Tax

On November 4, 2008, an initiative petition will appear on the statewide general election ballot which, if approved by a majority of voters, would reduce the state personal income tax rate to 2.65% for all categories of taxable income for the tax year beginning on or after January 1, 2009 and eliminate the tax for all tax years beginning on or after January 1, 2010. The Town cannot predict the outcome of voting on this initiative, or what response, if any, the Legislature may have in the event that the voters approve this initiative.

Under the Massachusetts constitution, legislation may be enacted in the Commonwealth pursuant to a voter initiative process. Initiative petitions which have been certified by the Attorney General as to proper form and as to which the requisite number of voter signatures has been collected are submitted to the Legislature for consideration. If the Legislature fails to enact the measure into law as submitted, the petitioner may place the initiative on the ballot for the next statewide general election by collecting additional voter signatures. If approved by a majority of the voters at the general election, the petition becomes law 30 days after the date of the election. Initiative petitions so approved by the voters do not constitute constitutional amendments and may be subsequently amended or repealed by the Legislature. In recent years, ballots at statewide general elections have typically presented a variety of initiative petitions, sometimes including petitions relating to tax and fiscal policy. A number of these have been approved and become law.

TOWN FINANCES

Budget and Appropriation Process

Town Meeting: The annual appropriations of the Town are ordinarily made at the annual meeting, which takes place in May. Appropriations may also be voted at special meetings. The Town has a finance committee, which submits reports and recommendations on proposed expenditures at town meetings.

School committees are no longer autonomous with respect to school expenditures for current purposes. The school budget is limited to the total amount appropriated by the town meeting, but the school committee retains full power to allocate the funds appropriated.

Town meeting may at any time vote to transfer any amount previously appropriated to any other authorized use by law, and, under certain circumstances and subject to certain limits and requirements, the selectmen of a town, with the concurrence of the finance committee, may transfer amounts appropriated for the use of any department to any other appropriation for the same department or to any other department.

Water and sewer department expenditures are generally included in the budgets adopted by city councils and town meetings. Under certain legislation any city or town which accepts the legislation may provide that the appropriation for the operating costs of any department may be offset, in whole or in part, by estimated receipts from fees charged for services provided by the department.

Enterprises: Beginning with the fiscal 1996 budget, water and sewer operations are being accounted for in separate enterprise accounts. Beginning with the fiscal 1999 budget solid waste operations are being accounted for in a separate enterprise account.

Mandatory Items: Mandatory items, such as state and county assessments, the overlay for abatements, abatements in excess of overlays, principal and interest not otherwise provided for and final judgments are included in the tax levy whether or not included in the budget.

Revenues: Revenues are not required to be set forth in the budget but estimated non-tax revenues are taken into account by the assessors in fixing the tax levy. (See "PROPERTY TAXATION--Tax Levy Computation".)

Budget Trends

The following table sets forth the trend in operating budgets for fiscal years 2005 through 2009, as voted at town meeting. As such, said budgets reflect neither revenues nor certain mandatory items.

BUDGET COMPARISON (1)

	Fiscal 2005	Fiscal 2006	Fiscal 2007(5)	Fiscal 2008(6)	Fiscal 2009
General Government	\$2,751,138	\$2,768,611	\$3,063,957	\$3,170,234	\$3,443,513
Land Use and Development	187,088	192,555	212,305	296,430	314,606
Public Safety	9,759,195	10,062,470	10,163,156	10,367,753	11,212,279
Education(2)	35,016,285	36,983,351	38,480,054	41,371,214	43,029,143
Public Works & Facilities	8,865,082	9,261,336	11,041,196	11,253,710	12,035,523
Health & Human Services	872,601	891,321	856,731	877,634	962,235
Culture & Recreation	1,467,794	1,502,938	1,656,298	1,737,890	1,795,152
Employee Benefits(3)	12,835,006	13,285,306	14,718,118	15,761,950	16,289,447
Other Operating Expenses	813,800	1,118,600	1,315,000	1,410,000	1,150,000
Debt Service(4)	5,770,518	7,567,348	9,803,028	9,425,551	9,562,263
Reserve Fund	883,600	884,408	725,000	1,255,313	1,199,851
Total Expenditures	<u>\$79,222,107</u>	<u>\$84,518,244</u>	<u>\$92,034,843</u>	<u>\$96,927,679</u>	<u>\$100,994,012</u>

(1) Budget reflects only the amount appropriated by Town Meeting and thus does not include overlay or State assessments.

(2) Includes regional vocational school assessment.

(3) Includes pension and OPEB funding.

(4) Includes debt excluded from Proposition 2 ½ as well as estimated debt service on authorized and unissued debt.

(5) Includes the passage on April 11, 2006 of an operating override of \$597,370.

(6) Includes operating override of \$1,128,670.

Revenues

Property Taxes: Property taxes are the major source of revenue for the Town. The total amount levied is subject to certain limits prescribed by law; for a description of those limits see "PROPERTY TAXATION-- Tax Limitations" above. In fiscal year 2008, property taxes totaled \$76,881,843.

State Aid: The Town's state aid entitlement is based upon a number of different formulas, and while said formulas might indicate that a particular amount of state aid is owed, the amount of state aid actually paid is limited to the amount appropriated by the state legislature. The state annually estimates state aid but actual payments may vary from the estimate. In fiscal year 2008, distributions from the state to the Town's general fund totaled \$7,634,303.

State legislation known as the Education Reform Act of 1993, as amended, imposes certain minimum expenditure requirements on municipalities with respect to funding for education and related programs, and may affect the level of state aid to be received for education. The requirements are determined on the basis of formulas affected by various measures of wealth and income, enrollments, prior levels of local spending and state aid, and other factors. In each fiscal year, the Town has appropriated at least the minimum expenditure requirement imposed by the Act.

Motor Vehicle Excise: An excise is imposed on the registration of motor vehicles (subject to exemptions) at a rate of \$25 per \$1,000 of valuation. The excise is collected by and for the benefit of the municipality in which the motor vehicle is customarily kept. Valuations are determined by a statutory formula based on manufacturer's list price and year of manufacture. Bills not paid when due bear interest at 12 percent per annum. Provision is also made for non-renewal of license and registration by the registrar of motor vehicles. In fiscal year 2008, motor vehicle excise totaled \$4,392,444.

Water and Sewer Rates and Services: The Town's Public Works Department provides water and sewer services, accounted for as enterprise funds, to all commercial, industrial and residential users within the Town and charges them on the basis of metered consumption. Water and sewer rates are set by the Board of Selectmen. In fiscal year 2008, water and sewer revenues totaled \$14,902,264 and expenditures totaled \$13,450,357 including debt service, retirement costs and overhead. The Town has an ascending block rate schedule ranging from \$2.50 to \$4.40 per 100 cubic feet for water and from \$7.70 to \$9.70 per 100 cubic feet for sewer. Water irrigation rates range from \$4.85 to \$5.34 per 100 cubic feet for water. The Town has not raised water and sewer rates since 2006 and does not anticipate the need to raise rates in 2008, 2009 and 2010.

Interest and Dividends: Fiscal year 2008 interest and dividends totaled \$1,253,286.

State School Building Assistance Program

Under its school building assistance program, the Commonwealth of Massachusetts provides grants to cities, towns and regional school districts for school construction projects. Until July 26, 2004, the State Board of Education was responsible for approving grants for school projects and otherwise administering the program. Grant amounts ranged from 50% to 90% of approved project costs. Municipalities generally issued bonds to finance the entire project cost, and the Commonwealth disbursed the grants in equal annual installments over the term of the related bonds. Approved project costs included the interest expense incurred on debt issued by a municipality to finance the school project. In recent years, demand for school building assistance grants far exceeded available funds. As of July 1, 2004, a total of 425 projects for which completed grant applications had been submitted were still on the Department of Education's project priority list awaiting approval of a grant.

Pursuant to legislation which became effective on July 26, 2004, the state legislature created the Massachusetts School Building Authority (the "Authority") to finance and administer the school building assistance program. The Authority has assumed all powers and obligations of the Board of Education with respect to the program. In addition to certain other amounts, the legislation dedicates a portion of Commonwealth sales tax receipts to the Authority to finance the program.

Projects previously approved for grants by the State Board of Education are entitled to receive grant payments from the Authority based on the approved project cost and reimbursement rate applicable under the prior law. The Authority has paid and is expected to continue to pay the remaining amounts of the grants for such projects in annual installments to reimburse debt service on bonds issued by the municipalities to finance such projects.

Projects on the priority waiting list as of July 1, 2004 are also entitled to receive grant payments from the Authority based on the eligible project costs and reimbursement rates applicable under the prior law. With limited exceptions, the Authority is required to fund the grants for such projects in the order in which they appear on the waiting list. The Authority expects to pay grants for all of the projects on the priority waiting list by the end of fiscal year 2008. Grants for any such projects that have been completed or substantially completed have been paid and are expected to continue to be paid by the Authority in lump sum payments, thereby eliminating the need for the Authority to reimburse interest expenses that would otherwise be incurred by the municipalities to permanently finance the Authority's share of such project costs. Interest on debt issued by municipalities prior to July 1, 2004 to finance such project costs, and interest on temporary debt until receipt of the grant, is included in the approved costs of such projects. Grants for any such projects that have not yet commenced or that are underway have been and are expected to continue to be paid by the Authority as project costs are incurred by the municipality pursuant to a project funding agreement between the Authority and the municipality. In most cases, the receipt of these progress payments from the Authority eliminates the need for the municipality to borrow even on a temporary basis to finance the Authority's share of the project costs.

The Authority began accepting grant applications for new projects after July 1, 2007. The range of reimbursement rates for such projects has been reduced to between 40% and 80% of approved project costs. The Authority expects to pay grants for such projects as project costs are incurred pursuant to project funding agreements between the Authority and the municipalities. None of the interest expense incurred on debt issued by municipalities to finance their portion of the costs of new projects will be included in the approved project costs eligible for reimbursement.

Investment of Town Funds

All funds of the Town, except for trust funds and funds of the Needham Retirement System, are invested in accordance with Section 55 of Chapter 44 of the Massachusetts General Laws (MGL). This section permits investment of available funds and bond and note proceeds, in term deposits and Certificates of Deposit of banks and trust companies, in obligations issued or unconditionally guaranteed by the federal government or an agency thereof with a maturity of one year or less, in repurchase agreements secured by federal or federal agency securities with a maturity of 90 days or less, in participation units in the Massachusetts Municipal Depository Trust (MMDT), or in shares in SEC-registered money market funds with the highest possible rating from at least one nationally recognized rating organization.

MMDT is an investment pool created by the Commonwealth. The State Treasurer is the sole trustee, and the fund is managed under contract by Fidelity Management Company of Boston. According to the State Treasurer the MMDT's investment policy is designed to maintain an average weighted maturity of 90 days or less and is limited to high-quality, readily marketable fixed income instruments, including U.S. government obligations and highly-rated corporate securities with maturities of one year or less.

Trust funds, unless otherwise provided by the donor, may be invested in accordance with Section 54 of Chapter 44 of the MGL, which permits a broader range of investments than Section 55, including any bonds or notes that are legal investments for savings banks in the Commonwealth. The restrictions imposed by Sections 54 and 55 do not apply to town retirement systems.

A breakdown of the Town's investments may be obtained from the Town Treasurer.

Annual Audits

The Town of Needham's financial statements have been audited annually. Copies of audit reports are available at the office of the Town Accountant of the Town of Needham. The Town's financial statements are audited by Melanson, Heath & Company, P.C., Nashua, New Hampshire. The fiscal year 2007 audit is attached as Appendix A.

The attached report speaks only as of its date, and only to the matters expressly set forth therein. The auditors have not been engaged to review this Official Statement or to perform audit procedures regarding the post-audit period, nor have the auditors been requested to give their consent to the inclusion of their report in Appendix A. Except as stated in their report, the auditors have not been engaged to verify the financial information set out in Appendix A and are not passing upon and do not assume responsibility for the sufficiency, accuracy or completeness of the financial information presented in that appendix.

Financial Statements

Set forth on the following pages are Governmental Funds Balance Sheets for fiscal years ended June 30, 2007, June 30, 2006, and June 30, 2005 and a Comparative Statement of Revenues, Expenditures and Changes in Fund Balance--General Fund, for fiscal years ended June 30, 2003 through June 30, 2007. All said financials statements have been extracted from the Town's audited financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS
GOVERNMENTAL FUNDS
AS OF JUNE 30, 2007 (1)

	General	High School Project	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and Cash Equivalents	\$ 2,309,836	\$ 4,998,487	\$ 14,253,410	\$ 21,561,733
Investments	17,787,196	-	1,318,666	19,105,862
Receivables:				
Property Taxes	1,960,489	-	-	1,960,489
Excise	386,168	-	-	386,168
Departmental	738,352	-	34,336	772,688
Intergovernmental	11,926,104	732,989	109,117	12,768,210
Other	192,175	-	-	192,175
Other Assets	74,427	-	-	74,427
Total Assets	\$ 35,374,747	\$ 5,731,476	\$ 15,715,529	\$ 56,821,752
LIABILITIES AND FUND EQUITY				
Liabilities:				
Warrants and Accounts Payable	\$ 1,781,715	\$ 448,441	\$ 559,813	\$ 2,789,969
Deferred Revenue	15,030,701	732,989	147,742	15,911,432
Accrued Liabilities	2,291,691	-	77,973	2,369,664
Due to other governments	28,130	-	-	28,130
Retainage payable	-	1,315,678	-	1,315,678
Tax Refunds Payable	665,810	-	-	665,810
Anticipation Notes Payable	-	12,520,000	480,000	13,000,000
Other Liabilities	100,663	-	4,757	105,420
Total Liabilities	19,898,710	15,017,108	1,270,285	36,186,103
Fund Equity:				
Reserved for Encumbrances and Continuing Appropriations	2,433,616	-	-	2,433,616
Reserved for Expenditures	3,714,156	-	-	3,714,156
Reserved for other Specific Purposes	1,576,473	-	-	1,576,473
Reserved for Permanent Funds	-	-	168,357	168,357
Unreserved:				
Undesignated, Reported In:				
General Fund	7,751,792	-	-	7,751,792
Special Revenue Funds	-	-	11,530,514	11,530,514
Capital Project Funds	-	(9,285,632)	2,427,250	(6,858,382)
Permanent Funds	-	-	319,123	319,123
Total Fund Equity	15,476,037	(9,285,632)	14,445,244	20,635,649
Total Liabilities and Fund Equity	\$ 35,374,747	\$ 5,731,476	\$ 15,715,529	\$ 56,821,752

(1) Extracted from the audited financial statements of the Town.

TOWN OF NEEDHAM, MASSACHUSETTS
GOVERNMENTAL FUNDS
AS OF JUNE 30, 2006 (1)

	General	High School Project	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and Cash Equivalents	\$ 3,555,964	\$ 792,390	\$ 7,297,433	\$ 11,645,787
Investments	13,202,747	-	2,927,899	16,130,646
Receivables:				-
Property Taxes	2,043,668	-	-	2,043,668
Excise	413,842	-	-	413,842
Departmental	608,952	-	27,902	636,854
Intergovernmental	-	-	721,747	721,747
Other	286,075	-	-	286,075
Other Assets	70,804	-	-	70,804
Total Assets	\$ 20,182,052	\$ 792,390	\$ 10,974,981	\$ 31,949,423
LIABILITIES AND FUND EQUITY				
Liabilities:				
Warrants and Accounts Payable	\$ 1,375,450	\$ 1,040,205	\$ 533,916	\$ 2,949,571
Deferred Revenue	3,087,732	-	749,734	3,837,466
Accrued Liabilities	2,332,879	-	61,724	2,394,603
Due to other governments	11,846	-	-	11,846
Retainage payable	-	1,055,170	-	1,055,170
Tax Refunds Payable	575,816	-	-	575,816
Anticipation Notes Payable	-	27,000,000	1,073,000	28,073,000
Other Liabilities	55,409	-	-	55,409
Total Liabilities	7,439,132	29,095,375	2,418,374	38,952,881
Fund Equity:				
Reserved for Encumbrances	1,959,182	-	-	1,959,182
Reserved for Debt Service	4,336,236	-	-	4,336,236
Reserved for Expenditures	498,656	-	-	498,656
Reserved for Permanent Funds	-	-	168,357	168,357
Unreserved:				
Undesignated, Reported In:				
General Fund	5,948,846	-	-	5,948,846
Special Revenue Funds	-	-	8,309,754	8,309,754
Capital Project Funds	-	(28,302,985)	(166,710)	(28,469,695)
Permanent Funds	-	-	245,206	245,206
Total Fund Equity	12,742,920	(28,302,985)	8,556,607	(7,003,458)
Total Liabilities and Fund Equity	\$ 20,182,052	\$ 792,390	\$ 10,974,981	\$ 31,949,423

(1) Extracted from the audited financial statements of the Town.

TOWN OF NEEDHAM, MASSACHUSETTS
GOVERNMENTAL FUNDS
AS OF JUNE 30, 2005 (1)

	General	Eliot School	High School Project	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and Cash Equivalents	\$ 5,879,181	\$ 136,548	\$ 11,013,747	\$ 15,040,372	\$ 32,069,848
Investments	12,225,067	-	-	2,420,512	14,645,579
Receivables:					-
Property Taxes	1,840,294	-	-	-	1,840,294
Excise	369,487	-	-	-	369,487
Departmental	454,458	-	-	-	454,458
Intergovernmental	-	-	-	752,745	752,745
Accounts Receivable	49,605	-	-	-	49,605
Other	150,619	-	-	198,667	349,286
Other Assets	54,650	-	-	12,255	66,905
Total Assets	\$ 21,023,361	\$ 136,548	\$ 11,013,747	\$ 18,424,551	\$ 50,598,207
LIABILITIES AND FUND EQUITY					
Liabilities:					
Warrants and Accounts Payable	\$ 2,315,020	\$ -	\$ -	\$ 3,885,067	\$ 6,200,087
Deferred Revenue	2,744,582	-	-	951,412	3,695,994
Accrued Liabilities	783,604	-	-	189,827	973,431
Retainage payable	-	-	-	587,619	587,619
Tax Refunds Payable	490,111	-	-	-	490,111
Anticipation Notes Payable	-	7,682,000	20,000,000	360,500	28,042,500
Other Liabilities	1,671,525	-	-	-	1,671,525
Total Liabilities	8,004,842	7,682,000	20,000,000	5,974,425	41,661,267
Fund Equity:					
Reserved for Encumbrances	894,511	-	-	-	894,511
Reserved for Debt Service	1,298,981	-	-	-	1,298,981
Reserved for Expenditures	4,540,268	-	-	-	4,540,268
Reserved for Permanent Funds	-	-	-	168,357	168,357
Unreserved:					
Undesignated, Reported In:					
General Fund	6,284,759	-	-	-	6,284,759
Special Revenue Funds	-	-	-	6,727,789	6,727,789
Capital Project Funds	-	(7,545,452)	(8,986,253)	5,323,290	(11,208,415)
Permanent Funds	-	-	-	230,690	230,690
Total Fund Equity	13,018,519	(7,545,452)	(8,986,253)	12,450,126	8,936,940
Total Liabilities and Fund Equity	\$ 21,023,361	\$ 136,548	\$ 11,013,747	\$ 18,424,551	\$ 50,598,207

(1) Extracted from the audited financial statements of the Town.

TOWN OF NEEDHAM, MASSACHUSETTS
COMPARATIVE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE - GENERAL FUND (1)

	June 30				
	2003	2004	2005	2006	2007
REVENUES:					
Property Taxes, net of Prov. For Abate.	\$57,102,460	\$62,411,913	\$64,160,578	\$68,795,948	\$73,633,270
Motor Vehicle Excise	4,077,781	4,058,180	4,300,135	4,301,184	4,124,378
Intergovernmental	14,271,503	13,752,507	15,774,843	15,879,955	17,649,134
Interest and Dividends	506,883	442,773	542,729	1,041,352	1,573,613
Departmental and Other	486,645	531,931	512,251	638,481	1,075,051
Charges for Services	946,986	966,633	966,846	848,998	852,281
Licenses and Permits	660,436	792,224	938,366	1,666,939	1,482,725
Fines and Forfeitures	182,724	164,011	170,811	189,137	220,641
Penalties, Interest & Other Income	-	-	892,212	708,198	750,023
Other	495,065	262,096	833,571	183,719	221,336
Total Revenues	\$78,730,483	\$83,382,268	\$89,092,342	\$94,253,911	\$101,582,452
EXPENDITURES:					
General Government	2,983,762	3,338,021	4,206,238	3,366,835	3,659,648
Public Safety	9,442,212	10,856,783	10,702,885	12,151,641	12,549,886
Education	38,965,642	44,283,942	46,497,682	49,483,776	53,003,302
Public Works	4,237,126	4,923,588	5,250,546	4,251,600	4,155,763
Building Maintenance	4,152,090	4,545,031	5,284,195	6,002,464	6,264,977
Human Services	796,095	919,064	956,618	969,336	965,057
Culture and Recreation	1,598,627	1,700,207	1,743,680	1,661,342	1,846,589
Employee Benefits (2)	9,229,131	4,401,862	5,083,687	6,123,100	6,436,525
Other	16,684	-	-	964,759	1,020,629
State and County Assessment	1,145,939	1,148,749	965,727	-	-
Debt Service	4,196,700	4,427,183	5,022,621	7,180,775	7,164,743
Total Expenditures	76,764,008	80,544,430	85,713,879	92,155,628	97,067,119
Excess (Deficiency) of Revenues Over Expenditures	1,966,475	2,837,838	3,378,463	2,098,283	4,515,333
Other Financing Sources (Uses)					
Refunding	-	-	-	-	5,525,000
Payments to Escrow	-	-	-	-	(5,525,983)
Operating Transfers In	1,636,749	1,645,611	1,668,371	1,447,677	1,547,278
Operating Transfers Out	(2,202,844) (3)	(4,711,569)	(2,415,473)	(3,821,559)	(3,328,511)
Contribution to OPEB Fund	-	-	(880,000)	-	-
Total Other Financing Sources - Net	(566,095)	(3,065,958)	(1,627,102)	(2,373,882)	(1,782,216)
Excess (Deficiency) of Revenues and Other Sources over Expenditures and Other Uses	1,400,380	(228,120)	1,751,361	(275,599)	2,733,117
Beginning Fund Balance	10,094,898	11,495,278	11,267,158	13,018,519	12,742,920
Adjustments	-	-	-	-	-
Ending Fund Balance	\$11,495,278	\$11,267,158	\$13,018,519	\$12,742,920	\$15,476,037

(1) Extracted from the audited financial statements of the Town.

(2) Beginning in fiscal year 2004, health insurance payments were recorded in their respective budgets.

Free Cash

Under Massachusetts law an amount known as "free cash" is certified as of the beginning of each fiscal year by the State Bureau of Accounts and this, together with certain subsequent tax receipts, is used as the basis for subsequent appropriations from available funds, which are not required to be included in the annual tax levy. Subject to certain adjustments, free cash is surplus revenue (or, in the Town's case, Unreserved Fund Balance) less uncollected and overdue property taxes from prior years.

The following table sets forth the trend in free cash as certified by the Bureau of Accounts as well as the Undesignated General Fund balance.

<u>Fiscal Year</u>	<u>Free Cash (July 1)</u>	<u>Undesignated General Fund Balance</u>
2007	\$5,810,170 (1)	\$ 7,751,792
2006	3,266,326	5,948,846
2005	3,895,235	6,284,759
2004	3,260,346	5,753,159
2003	3,270,834	5,601,925

(1) The Town's Free Cash increased due to several one-time factors, insurance recoveries, investment income earned on some temporary higher cash balances resulting from several school projects, and favorable trends with the Town's health insurance program.

Stabilization Fund

The Town maintains a stabilization fund, which is accounted for in the Trust Funds. Funded by an appropriation, the Stabilization Fund plus interest income may be appropriated at an annual or special town meeting for any purpose.

<u>Fiscal Year</u>	<u>Stabilization Fund Balance (June 30)</u>
2008	\$3,071,950
2007	2,968,774
2006	2,908,927
2005	2,770,479
2004	2,632,154

Capital Improvement Fund

The Town continues to provide additional funding to its newly established capital improvement fund, which helps ensure the replacement of capital equipment, however there were no draws on the Town's Stabilization Fund to support any operating or capital expenditures. The balance of the Capital Improvement Fund was \$219,082 as of November 5, 2007. Additional funds were appropriated into the fund at the 2008 Annual Town Meeting, and effective as of June 30, 2008, the balance in the fund was \$419,606.

Capital Facility Fund

The newly established Capital Facilities Fund exists primarily to fund building improvements. The first contribution to the fund of \$18,957 was appropriated on November 5, 2007. Additional funds were appropriated into the fund at the 2008 Annual Town Meeting, and effective as of June 30, 2008, the balance in the fund was \$619,067.

Tax Increment Financing for Development Districts

Under recent legislation, cities and towns are authorized to establish development districts to encourage increased residential, industrial and commercial activity. All or a portion of the taxes on growth in assessed value in such districts may be pledged and used solely to finance economic development projects pursuant to the city or town's development program for the district. This includes pledging such "tax increments" for the payment of bonds issued to finance such projects. As a result of any such pledge, tax increments raised from new growth properties in development districts are not available for other municipal purposes. Tax increments are taken into account in determining the total taxes assessed for the purpose of calculating the maximum permitted tax levy under Proposition 2 ½ (see "Tax Limitations" under "PROPERTY TAXATION" above.)

The Town has not established any such development districts.

INDEBTEDNESS

Authorization Procedure and Limitations

Serial bonds and notes are authorized by a two-thirds vote of the town meeting. Provision is made for a referendum on the borrowing authorization if there is a timely filing of a petition bearing the requisite number of signatures. Refunding bonds and notes are authorized by the selectmen. Borrowings for some purposes require State administrative approval.

When serial bonds or notes have been authorized, bond anticipation notes may be issued by the officers authorized to issue the serial bonds or notes. Temporary debt in anticipation of the revenue of the fiscal year in which the debt is incurred or in anticipation of authorized federal and state aid generally may be incurred by the treasurer with the approval of the selectmen.

Debt Limits

General Debt Limit. The General Debt Limit of a city or town consists of a Normal Debt Limit and a Double Debt Limit. The Normal Debt Limit is 5 percent of the valuation of taxable property as last equalized by the State Department of Revenue. A city or town can authorize debt up to this amount without state approval. It can authorize debt up to twice this amount (the Double Debt Limit) with the approval of the state Municipal Finance Oversight Board composed of the State Treasurer, the State Auditor, the Attorney General and the Director of Accounts.

There are many categories of general obligation debt which are exempt from and do not count against the General Debt Limit. Among others, these exempt categories include revenue anticipation notes and grant anticipation notes; emergency loans; loans exempted by special laws; certain school bonds, sewer bonds, solid waste disposal facility bonds and economic development bonds supported by tax increment financing; and subject to special debt limits, bonds for water (limited to 10 percent of equalized valuation), housing, urban renewal and economic development (subject to various debt limits), and electric, gas, community antenna television systems, and telecommunications systems (subject to a separate limit). Revenue bonds are not subject to these debt limits. The General Debt Limit and the special debt limit for water bonds apply at the time the debt is authorized. The other special debt limits generally apply at the time the debt is incurred.

Revenue Anticipation Notes. The amount borrowed in each fiscal year by the issue of revenue anticipation notes is limited to the tax levy of the prior fiscal year, together with the net receipts in the prior fiscal year from the motor vehicle excise and certain payments made by the Commonwealth in lieu of taxes. The fiscal year ends on June 30. Notes may mature in the following fiscal year, and notes may be refunded into the following fiscal year to the extent of the uncollected, unabated current tax levy and certain other items, including revenue deficits, overlay deficits, final judgments and lawful unappropriated expenditures, which are to be added to the next tax levy, but excluding deficits arising from a failure to collect taxes of earlier years. (See "Taxation to Meet Deficits" under "PROPERTY TAX" above.) In any event, the period from an original borrowing to its final maturity cannot exceed one year.

Types of Obligations

General Obligations. Massachusetts cities and towns are authorized to issue general obligation indebtedness of these types:

Serial Bonds and Notes. These are generally required to be payable in equal or diminishing annual principal amounts beginning no later than the end of the next fiscal year commencing after the date of issue and ending within the terms permitted by law. Level debt service is permitted for bonds or notes issued for certain purposes, including self-supporting enterprise purposes, certain state-aided school projects and certain community preservation and open space projects, as well as for those projects for which debt service has been exempted from property tax limitations. The principal amounts of certain economic development bonds supported by tax increment financing may be payable in equal, diminishing or increasing amounts beginning within 5 years after the date of issue. The maximum terms of serial bonds and notes vary from one year to 40 years, depending on the purpose of the issue. Most of the purposes are capital projects. Bonds or notes may be made callable and redeemed prior to their maturity, and a redemption premium may be paid. Refunding bonds or notes may be issued subject to the maximum term measured from the date of the original bonds or notes.

Serial bonds may be issued as "qualified bonds" with the approval of the state Municipal Finance Oversight Board, subject to such conditions and limitations (including restrictions on future indebtedness) as may be required by the Board. Qualified bonds may mature not less than 10 nor more than 30 years from their dates and are not subject to the amortization requirements described above. The State Treasurer is required to pay the debt service on qualified bonds and thereafter to withhold the amount of the debt service from state aid or other state payments; administrative costs and any loss of interest income to the State are to be assessed upon the city or town.

Bond Anticipation Notes. These generally must mature within two years of their original dates of issuance but may be refunded from time to time for a period not to exceed five years from their original dates of issuance, provided that for each year that the notes are refunded beyond the second year they must be paid in part from revenue funds in an amount at least equal to the minimum annual payment that would have been required if the bonds had been issued at the end of the second year. For certain school projects, however, notes may be refunded from time to time for a period not to exceed seven years without having to pay any portion of the principal of the notes from revenue funds. The maximum term of bonds issued to refund bond anticipation notes is measured (except for certain school projects) from the date of the original issue of the notes.

Revenue Anticipation Notes. These are issued to meet current expenses in anticipation of taxes and other revenues. They must mature within one year but, if payable in less than one year, may be refunded from time to time up to one year from the original date of issue.

The Town has not issued revenue anticipation notes during the past twenty fiscal years.

Grant Anticipation Notes. These are issued for temporary financing in anticipation of federal grants and state and county reimbursements. Generally, they must mature within two years but may be refunded from time to time as long as the municipality remains entitled to the grant or reimbursement.

Revenue Bonds. Cities and towns may issue revenue bonds for solid waste disposal facilities, for projects financed under the Commonwealth's Water Pollution Abatement or Drinking Water Revolving Loan Programs and for certain economic development projects supported by tax increment financing. In addition, cities and towns having electric departments may issue electric revenue bonds, and notes in anticipation of such bonds, subject to the approval of the State Department of Telecommunications and Energy.

DIRECT DEBT SUMMARY (1)
As of June 30, 2008

Long-Term Debt Outstanding:		
Within the General Debt Limit:		
Sewers & Drains	\$	5,614,503
Land Acquisition		570,000
Schools		41,895,000
Other Buildings		10,615,000
Streets, Sidewalks & Parking		2,350,000
Departmental Equipment		440,000
Architectural & Engineering Services		463,430
Water		120,000
Total Within the General Debt Limit		62,067,933
Outside the General Debt Limit:		
Other Outside General		57,226
Water		7,309,252
Total Outside the General Debt Limit		7,366,478
Total Bonded Debt		\$ 69,434,410
This Issue of Bonds		\$ 5,600,000
Short-Term Debt:		
This Issue Bond Anticipation Notes (2)		\$ 5,044,500
Total Direct Debt		\$ 80,078,910

(1) Principal amount only. Excludes lease and installment purchase obligations, overlapping debt and unfunded pension liability.

(2) Payable November 6, 2009.

Debt Ratios

The following table sets forth debt as a percentage of assessed valuation and per capita debt at the end of the following fiscal years. The table considers the principal amount of general obligation bonds of the Town of Needham. The table does not deduct anticipated state grant payments applicable to the principal amount of outstanding bonds or debt that may be supported in whole, or part, by non-tax revenues.

<u>Fiscal Year End</u>	<u>General Obligation Bonds Outstanding</u>	<u>Population (2000 Federal Census)</u>	<u>Local Assessed Valuation</u>	<u>Per Capita Debt</u>	<u>Debt as a% of Assessed Valuation</u>
2008	\$ 69,434,410	28,911	\$ 7,209,038,765	\$2,402	0.96 %
2007	60,598,343	28,911	7,120,813,393	2,096	0.85
2006	50,190,632	28,911	7,041,870,201	1,736	0.71
2005	53,093,442	28,911	5,990,150,560	1,836	0.89
2004	38,932,232	28,911	5,795,628,004	1,347	0.67

Principal Payments by Purpose

The following table sets forth the principal payments by purpose for the Town's outstanding bonds as of June 30, 2008.

GENERAL OBLIGATION BONDS Principal Payments by Purpose As of June 30, 2008

<u>Fiscal Year</u>	<u>Sewers & Drains (1)</u>	<u>Schools (2)</u>	<u>Architect & Engineering</u>	<u>Land Acquisition (3)</u>	<u>Water (4)</u>	<u>General (5)</u>	<u>Total</u>	<u>Cumulative % Retired</u>
2009	\$ 792,145	\$ 3,595,000	\$ 34,843	\$ 190,000	\$ 966,290	\$ 2,529,778	\$ 8,108,056	12%
2010	600,694	3,405,000	35,799	190,000	1,001,070	2,099,778	7,332,342	22%
2011	467,315	3,285,000	37,169	190,000	718,160	1,069,810	5,767,454	31%
2012	460,833	2,505,000	37,569	-	768,730	919,810	4,691,942	37%
2013	434,428	2,230,000	30,869	-	480,000	919,810	4,095,106	43%
2014	485,309	2,230,000	38,169	-	500,000	914,810	4,168,287	49%
2015	454,779	2,270,000	43,302	-	515,000	919,810	4,202,891	55%
2016	381,600	2,270,000	43,802	-	480,000	819,724	3,995,126	61%
2017	394,500	2,270,000	44,202	-	490,000	819,724	4,018,426	67%
2018	405,500	2,270,000	44,702	-	507,000	819,724	4,046,926	73%
2019	412,400	2,245,000	45,202	-	528,000	814,724	4,045,326	78%
2020	100,000	2,195,000	27,802	-	100,000	814,724	3,237,526	83%
2021	75,000	2,195,000	-	-	125,000	-	2,395,000	87%
2022	75,000	2,195,000	-	-	125,000	-	2,395,000	90%
2023	75,000	2,195,000	-	-	125,000	-	2,395,000	93%
2024	-	2,185,000	-	-	-	-	2,185,000	97%
2025	-	1,485,000	-	-	-	-	1,485,000	99%
2026	-	685,000	-	-	-	-	685,000	100%
TOTAL	\$ 5,614,503	\$ 41,895,000	\$ 463,430	\$ 570,000	\$ 7,429,252	\$ 13,462,226	\$ 69,434,410	

(1) Self-supporting. Does not reflect subsidy from MWPAT.

(2) Does not reflect reimbursement expected to be received from the Massachusetts School Building Authority. \$40,270,000 has been exempt from the limits of Proposition 2 ½.

(3) Exempt from the limits of Proposition 2 ½.

(4) Self-supporting. \$7,309,252 outside Town's general debt limit.

(5) Includes MWPAT Title V, Other Buildings, Streets, Sidewalks & Parking and Departmental Equipment. \$10,437,226 has been exempt from the limits of Proposition 2 ½.

Debt Service Requirements

The following table sets forth the required principal and interest payments on outstanding general obligation bonds of the Town of Needham as of June 30, 2008, including debt service subsidies expected to be received from the Massachusetts School Building Authority and Massachusetts Water Pollution Abatement Trust.

GENERAL OBLIGATION DEBT As of June 30, 2008

Fiscal Year	Principal	Interest	This Issue		Less MSBA Subsidies	Less MW PAT Subsidies	Total Net Debt Service
			Principal	Interest			
2009	\$ 8,108,056	\$ 2,624,977			\$ (745,381)	\$ (84,307)	\$ 9,903,345
2010	7,332,342	2,329,103	\$495,000	\$287,653	(745,381)	(79,609)	9,619,107
2011	5,767,454	2,071,350	495,000	212,550	(745,381)	(76,526)	7,724,447
2012	4,691,942	1,859,258	350,000	197,763	(745,381)	(70,412)	6,283,169
2013	4,095,106	1,749,952	320,000	186,038	(745,381)	(70,146)	5,535,569
2014	4,168,287	1,545,631	265,000	175,800	(745,381)	(65,639)	5,343,699
2015	4,202,891	1,385,834	265,000	165,863	(745,381)	(62,190)	5,212,017
2016	3,995,126	1,221,785	265,000	155,263	(745,381)	(57,718)	4,834,074
2017	4,018,426	1,060,290	265,000	144,663	(745,381)	(54,353)	4,688,644
2018	4,046,926	895,070	265,000	133,731	(745,381)	(49,722)	4,545,625
2019	4,045,326	732,644	265,000	122,138	(745,381)	(45,857)	4,373,869
2020	3,237,526	567,869	265,000	110,213	(745,381)	(9,583)	3,425,644
2021	2,395,000	452,619	265,000	97,625	(745,381)	-	2,464,863
2022	2,395,000	353,319	260,000	84,500	(745,381)	-	2,347,438
2023	2,395,000	253,269	260,000	71,500	(745,381)	-	2,234,388
2024	2,185,000	157,181	260,000	58,500	(745,381)	-	1,915,300
2025	1,485,000	81,594	260,000	45,500	-	-	1,872,094
2026	685,000	31,725	260,000	32,500	-	-	1,009,225
2027	185,000	3,700	260,000	19,500	-	-	468,200
2028	-	-	260,000	6,500	-	-	266,500
Total	\$ 69,434,410	\$ 19,377,169	\$ 5,600,000	\$ 2,307,797	\$ (11,926,096)	\$ (726,063)	\$ 84,067,217

Authorized Unissued Debt and Prospective Financing

Following delivery of the Bonds, the Town will have the following authorized unissued debt:

<u>Amount</u>	<u>Purpose</u>		<u>Original Authorization</u>	<u>Authorized</u>
\$ 72,500	Recreation Plans		100,000	2000
23,000	Rosemary Pool Repairs		300,000	2001
46,500	Repave Parking Lots		180,000	2002
500,000	Sewer	(1)	500,000	2002
11,000	Water	(1)	105,000	2002
180,000	Water	(1)	300,000	2002
3,086,000	Public Library	(2)	15,700,000	2003
16,300,000	High School	(2)	51,300,000	2003
175,000	Sewer	(1)	1,000,000	2003
6,412,750	High School	(2)	10,700,000	2005
115,000	Remodeling		126,875	2005
500,000	Sewer	(1)	984,550	2005
45,000	Water	(1)	913,500	2005
655,000	Sewer Mains	(1)	3,500,000	2005
55,000	Water Connections	(1)	205,000	2006
1,270,000	Water Mains	(1)	3,000,000	2006
90,000	School Roof		700,000	2006
13,755,000	School	(2)	20,475,000	2007
30,000	Equipment		230,000	2007
1,756,800	Sewer	(1)	1,806,800	2007
380,000	DPW Building Design		500,000	2008
820,000	Roads, Bridges, Sidewalks		820,000	2008
535,000	Roof		535,000	2008
45,000	Ambulance		205,000	2008
70,000	Parking Lots - Schools		160,000	2008
105,000	Parking Lots-Business District		105,000	2008
105,000	Traffic Signal		105,000	2008
225,000	RTS Equipment		225,000	2008
770,000	Sewer Pump Station	(1)	770,000	2008
730,000	Water Tank	(1)	730,000	2008
<u>\$48,863,550</u>			<u>\$116,281,725</u>	

(1) Debt service on water and sewer authorizations is expected to be paid entirely from the Water and Sewer Enterprise Fund.

(2) Debt service on these projects has been exempted from the limits of Proposition 2 ½.

Overlapping Debt

The Town of Needham is located in Norfolk County and is a member of the Massachusetts Water Resources Authority, the Massachusetts Bay Transportation Authority and the Minuteman Regional Vocational Technical School District. The following table sets forth the outstanding bonded debt, exclusive of temporary loans in anticipation of bonds or current revenue, of Norfolk County, the Massachusetts Water Resources Authority, the Massachusetts Bay Transportation Authority and the Minuteman Regional Vocational Technical School District, and the Town of Needham's estimated gross share of such debt and the estimated fiscal year 2009 dollar assessment for each.

Overlapping Entity	Outstanding Debt	Needham's Estimated Share (1)	Fiscal 2009 Dollar Assessment (2)
Norfolk County(3)	\$ 1,100,000	6.50	% \$ 297,828
Massachusetts Water Resources Authority(4)			
Water	1,894,069,000	0.2250	1,061,719
Sewer	3,718,957,000	1.4350	4,893,374
Massachusetts Bay Transportation Authority(5)	4,817,079,759	0.51	571,724
Minuteman Regional Vocational Technical School District(6)	0	N/A	377,427

(1) Estimated share based on debt service only.

(2) Estimated dollar assessment based upon total net operating expenses, inclusive (where applicable) of debt service.

(3) SOURCE: Norfolk County Treasurer. Debt as of June 30, 2008. County expenses including debt service on county bonds are assessed upon the cities and towns within the county in proportion to their taxable valuation as last equalized by the State Commissioner of Revenue. Amounts shown are based on the most recent equalized valuations. Legislation was enacted in 1997 abolishing the county governments of Franklin and Middlesex Counties as of July 1, 1997, with their assets, functions, debts and other obligations being assumed by the Commonwealth. The legislation also abolished the county governments of Hampden and Worcester counties as of July 1, 1998. Legislation enacted in 1998 abolished the county governments of Hampshire, Essex and Berkshire counties as of January 1, 1999, July 1, 1999 and July 1, 2000, respectively. The legislation also requires the state secretary for administration and finance to establish a plan to recover the Commonwealth's expenditures for the liabilities and other debts assumed and paid by the Commonwealth on behalf of an abolished county. Unless these provisions are changed by further legislation, the state treasurer shall assess upon each city and town within the jurisdiction of an abolished county an amount not exceeding or equal to the county tax paid by each such city and town for the fiscal year immediately prior to the abolishment of the county until such expenditures by the Commonwealth are recovered. It is possible that similar legislation will be sought to provide for the abolishment of county government in all the remaining counties.

(4) SOURCE: Massachusetts Water Resources Authority. Debt as of June 30, 2008. The Massachusetts Water Resources Authority (the "MWRA") provides wholesale drinking water services in whole or in part to 48 cities, towns and special purpose entities and provides wastewater, collection and treatment services to 43 cities, towns and special purpose entities. Under its enabling legislation, as amended, the MWRA may borrow up to \$6.1 billion for its corporate purposes. Its obligations are secured by revenues of the MWRA. The MWRA assesses member cities, towns and special purpose entities, which continue to provide direct retail water and sewer services to users. The cities, towns and special purpose entities collect fees from the users to pay all or part of the assessments; some municipalities levy property taxes to pay part of the amounts assessed upon them.

(5) SOURCE: M.B.T.A. Debt as of June 30, 2008. The Massachusetts Bay Transportation Authority ("MBTA") was created in 1964 to finance and operate mass transportation facilities within the greater Boston metropolitan area. Under its enabling act, the MBTA is authorized to issue bonds for capital purposes, other than refunding bonds, and for certain specified purposes to an outstanding amount, which does not exceed the aggregate principal amount of \$3,556,300,000. In addition, pursuant to certain of the Commonwealth's transportation bond bills, the MBTA is authorized to issue additional bonds for particular capital projects. The MBTA also is authorized to issue bonds of the purpose of refunding bonds. Under the MBTA's enabling act debt service, as well as other operating expenses of the MBTA, are to be financed by a dedicated revenue stream consisting of the amounts assessed on the cities and towns of the MBTA and a dedicated portion of the statewide sales tax. The amount assessed to each city and town is based on its weighted percentage of the total population of the authority as provided in the enabling act. The aggregate amount of such assessments is generally not permitted to increase by more than 2.5 percent per year.

(6) SOURCE: Minuteman Regional Vocational Technical School District. Debt as of June 30, 2008. Towns may organize regional school districts to carry out general or specialized educational functions. Pursuant to special laws a number of cities may also participate in regional school districts, primarily for vocational education. The operating expenses and debt service of regional school districts are apportioned among the member municipalities in accordance with the agreements establishing the districts. The District has no short term debt outstanding and no authorized unissued debt.

Contractual Obligations

Municipal contracts are generally limited to currently available appropriations. A city or town generally has authority to enter into contracts for the exercise of any of its corporate powers for any period of time deemed to serve its best interest, but generally only when funds are available for the first fiscal year; obligations for succeeding fiscal years generally are expressly subject to availability and appropriation of funds. Municipalities have specific authority in relatively few cases for long-term contractual obligations that are not subject to annual appropriation, including contracts for refuse disposal and sewage treatment and disposal. Municipalities may also enter into long-term contracts in aid of housing and renewal projects. There may be implied authority to make other long-term contracts required to carry out authorized municipal functions, such as contracts to purchase water from private water companies.

Municipal contracts relating to solid waste disposal facilities may contain provisions requiring the delivery of minimum amounts of waste and payments based thereon and requiring payments in certain circumstances without regard to the operational status of the facilities.

Municipal electric departments have statutory power to enter into long-term contracts for joint ownership and operation of generating and transmission facilities and for the purchase or sale of capacity, including contracts requiring payments without regard to the operational status of the facilities. The Town does not have an electric light department.

Pursuant to the Home Rule Amendment to the Massachusetts Constitution, cities and towns may also be empowered to make other contracts and leases.

The Town currently has a twenty year contract expiring June 30, 2028 for transportation and disposal of solid waste. The tipping fee rate is \$93.13 per ton as of September 1, 2008 for fiscal year 2008. The total cost in fiscal year 2008 was \$732,778 and the amount budgeted for fiscal 2009 is \$559,710.

RETIREMENT PLAN

The Massachusetts General Laws provide for the establishment of contributory retirement systems for state employees, for teachers and for county, city and town employees other than teachers. The Town has established such a contributory retirement system. Teachers are assigned to a separate statewide teachers' system and not to the city and town systems. For all employees other than teachers, this law is subject to acceptance in each city and town. Substantially all employees of an accepting city or town are covered. If a town has a population of less than 10,000 when it accepts the statute, its non-teacher employees participate through the county system and its share of the county cost is proportionate to the aggregate annual rate of regular compensation of its covered employees. In addition to the contributory systems, cities and towns provide non-contributory pensions to a limited number of employees, primarily persons who entered service prior to July 1, 1937 and their dependents. The Town has such a non-contributory system. The Public Employee Retirement Administration Commission ("PERAC") provides oversight and guidance for and regulates all state and local retirement systems.

The obligations of a city or town, whether direct or through a county system, are contractual legal obligations and are required to be included in the annual tax levy. If a city or town, or the county system of which it is a member, has not established a retirement system funding schedule as described below, the city or town is required to provide for the payment of the portion of its current pension obligations which is not otherwise covered by employee contributions and investment income. "Excess earnings," or earnings on individual employees' retirement accounts in excess of a predetermined rate, are required to be set aside in a pension reserve fund for future, not current, pension liabilities. Cities and towns may voluntarily appropriate to their system's pension reserve fund in any given year up to five percent of the preceding year's tax levy. The aggregate amount in the fund may not exceed ten percent of the equalized valuation of the city or town.

If a city or town, or each member city and town of a county retirement system, has accepted the applicable law, it is required to annually appropriate an amount sufficient to pay not only its current pension obligations, but also a portion of its future pension liability. The portion of each such annual payment allocable to future pension obligations is required to be deposited in the pension reserve fund. The amount of the annual city or town appropriation for each such system is prescribed by a retirement system funding schedule which is periodically reviewed and approved by PERAC. Each system's retirement funding schedule is designed to reduce the unfunded actuarial pension liability of the system to zero by not later than June 30, 2028, with annual increases in the scheduled payment amounts of not more than 4.5 percent. City, town and county systems which have an approved retirement funding schedule receive annual pension funding grants from the Commonwealth for the first 16 years of such funding schedule. The Town has adopted a funding schedule that provides for the amortization of its unfunded actuarial pension liability by June 30, 2022.

Under legislation enacted in 2003, cities and towns that accepted its provisions and that obtained certain state approvals therefore were allowed, within limits, to reduce the amount of their scheduled appropriations for fiscal year 2004 and fiscal year 2005 for the unfunded portion of their pension liability to offset recent reductions in state aid. Cities and towns that reduced such appropriations were required to revise their retirement system funding schedule for eliminating their unfunded pension liability and were allowed to extend such schedule by one year, provided that in no event could such funding schedule extend beyond June 30, 2028.

City, town and county systems may choose to participate in the Pension Reserves Investment Trust Fund (the "PRIT Fund"), which receives additional state funds to offset future pension costs of participating state and local systems. If a local system participates in the PRIT Fund, it must transfer ownership and control of all assets of its system to the Pension Reserves Investment Management Board, which manages the investment and reinvestment of the PRIT Fund. Cities and towns with systems participating in the PRIT Fund continue to be obligated to fund their pension obligations in the manner described above. The additional state appropriations to offset future pension liabilities of state and local systems participating in the PRIT Fund are required to total at least 1.3 percent of state payroll. Such additional state appropriations are deposited in the PRIT Fund and shared by all participating systems in proportion to their interests in the assets of the PRIT Fund as of July 1 for each fiscal year.

Cost-of-living increases for each local retirement system may be granted and funded only by the local system, and only if it has established a funding schedule. Those statutory provisions are subject to acceptance by the local retirement board and approval by the local legislative body, which acceptance may not be revoked. The Town has adopted these statutory provisions.

The following table sets forth the trend in pension appropriations.

<u>Year Ending</u>	<u>Contributory</u>	<u>Non-Contributory</u>
June 30, 2009 (Budgeted)	\$4,121,326	\$119,000
June 30, 2008	3,979,000	117,000
June 30, 2007	3,835,000	135,000
June 30, 2006	3,696,000	134,000
June 30, 2005	3,525,000	134,000
June 30, 2004	2,392,000	128,500

The unfunded actuarial accrued liability of the system as of January 1, 2007 was approximately \$26,432,710. The system is currently 79.5% funded according to the last actuarial study.

The foregoing data do not include the retirement system costs or liabilities of any larger entity, such as the county.

For additional information see Appendix A.

Other Post-Employment Benefits

In addition to pension benefits, cities and towns may provide retired employees with health care and life insurance benefits. The portion of the cost of such benefits paid by cities or towns is generally provided on a pay-as-you-go basis. The pay-as-you-go cost to the Town for such benefits in recent years has been the following:

<u>Fiscal Year</u>	<u>Pay-As-You-Go Cost</u>
2009 (budgeted)	\$ 3,702,211
2008	3,502,950
2007	2,618,541
2006	2,410,441
2005	2,195,032

The Governmental Accounting Standards Board ("GASB") recently promulgated its Statement Nos. 43 and 45, which will for the first time require public sector entities to report the future costs of these non-pension, post-employment benefits in their financial statements. These new accounting standards do not require pre-funding the payment of these costs as the liability for such costs accrues, but the basis applied by the standards for measurement of costs and liabilities for these benefits is

conservative if they continue to be funded on a pay-as-you-go basis and will result in larger yearly cost and liability accruals than if such benefits were pre-funded in a trust fund in the same manner as traditional pension benefits. Although cities and towns that choose to self-insure all or a portion of the cost of the health care benefits they provide to employees and retirees may establish a trust fund for the purpose of paying claims, Massachusetts General Laws do not currently provide cities and towns with general legal authority to establish a trust fund for the purpose of pre-funding this liability in the same manner as traditional pension benefits.

The Town is required to implement the new GASB reporting requirements for other post-employment benefits beginning in fiscal year 2009. However, the Town has hired an outside firm which has completed the actuarial valuation of its post-employment benefit liability. The total liability for the Town is \$46,672,308 as of July 1, 2007.

In fiscal year 2002 the Town began funding its post retirement health insurance liability. The Town appropriated \$380,000 into the fund annually in fiscal years 2002 through 2007. The approximate balance as of June 30, 2008 is \$3,936,980. Beginning in fiscal year 2008 the Town will appropriate an amount into the fund sufficient to pay anticipated annual benefits as well as an additional amount towards the unfunded liability. The total appropriation into the fund for fiscal year 2009 is \$3,702,211 and the benefits cost for fiscal 2008 were \$2,874,357.

EMPLOYEE RELATIONS

The Town employs approximately 880 full-time full-time equivalent employees, 530 FTE's employed by the School Department, 86 by the Public Works Department, 61 by the Police Department, 74 by the Fire Department, and the balance by various other Town Departments. Town employees (other than managerial and confidential employees) are entitled to join unions and bargain collectively on questions of wages, hours and other terms and conditions of employment. Approximately 650 Town employees are represented by unions including town hall employees, police, fire, teachers and school administrators. The police patrolman and the superior officers' contracts expire June 30, 2010. The public works union contract expires June 30, 2010 and the firefighters' contract expires on June 30, 2009. The building maintenance and custodial contracts expired on June 30, 2008. The other Town union contracts expire on June 30, 2010. The teachers and administrators contracts both expire on August 31, 2010. All other school union contracts expired on June 30, 2008.

LITIGATION

At present there are various cases pending in various courts throughout the Commonwealth where the Town of Needham is a defendant. In the opinion of the Town, none of the pending litigation is likely to result, either individually or in the aggregate, in final judgments against the Town that would materially affect its financial position or its ability to pay its obligations.

/s/ Ms. Evelyn M. Pones, Treasurer
Town of Needham, Massachusetts

October 29, 2008

TOWN OF NEEDHAM, MASSACHUSETTS

Annual Financial Statements

For the Year Ended June 30, 2007

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Comparison

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Schedule of Revenues and Other Sources, and Expenditures
and Other Uses - Solid Waste Enterprise Fund Budget vs.
Actual Comparison

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INDEPENDENT AUDITORS' REPORT

To the Board of Selectmen
Town of Needham, Massachusetts

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Needham, Massachusetts, as of and for the year ended June 30, 2007 (except for the Needham Contributory Retirement System which is as of and for the year ended December 31, 2006), which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town of Needham's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Needham as of June 30, 2007 (except the Needham Contributory Retirement System which is as of December 31, 2006), and the respective changes in financial position and cash flows, where applicable, thereof and the respective budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis, appearing on the following pages, and the supplementary information, on page 50, are not a required part of the basic

financial statements but are supplementary information required by the *Governmental Accounting Standards Board*. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Needham's basic financial statements. The budget and actual comparisons on pages 51 - 53, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

In accordance with *Government Auditing Standards*, we have also issued our report dated November 20, 2007 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Andover, Massachusetts
November 20, 2007

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Town of Needham, we offer readers this narrative overview and analysis of the financial activities of the Town of Needham for the fiscal year ended June 30, 2007.

A. OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, 2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of our finances in a manner similar to a private-sector business.

The statement of net assets presents information on all assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position is improving or deteriorating.

The statement of activities presents information showing how the government's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities include general government, public safety, education, highways and streets, public facility maintenance, health and human services, economic development, and culture and recreation. The business-type activities include sewer, water and solid waste activities.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. All of the funds can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

An annual appropriated budget is adopted for the general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Proprietary funds. Proprietary funds are maintained as follows:

Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. Specifically, enterprise funds are used to account for sewer, water and solid waste operations.

Internal service funds are an accounting device used to accumulate and allocate costs internally among various functions. Specifically, internal services funds are used to account for self-insured workers compensation programs. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the business-type activities reported in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the sewer, water and solid waste operations, all of which are considered to be major funds.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. For pension trust fund's separately issued financial statements, see Town of Needham, Massachusetts Contributory Retirement System Financial Statements issued July 20,

2007. A complete copy of the System financial statements can be obtained from the Retirement Board.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information, which is required to be disclosed by the *Governmental Accounting Standards Board*.

B. FINANCIAL HIGHLIGHTS

- As of the close of the current fiscal year, the total of assets exceeded liabilities by \$ 176,832,891 (i.e., net assets), a change of \$ 48,158,388 in comparison to the prior year.
- As of the close of the current fiscal year, governmental funds reported combined ending fund balance of \$ 20,635,649, a change of \$ 27,639,107 in comparison with the prior year.
- At the end of the current fiscal year, unreserved fund balance for the general fund was \$ 7,751,792, a change of \$ 1,802,946 in comparison with the prior year.
- Total bonds payable at the close of the current fiscal year was \$ 60,603,511, a change of \$ 10,412,879 in comparison to the prior year.
- Total notes payable at the close of the current fiscal year was \$ 13,000,000, a change of \$ (15,083,000) in comparison to the prior year.

C. GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following is a summary of condensed government-wide financial data for the current and prior fiscal years. All amounts are presented in thousands.

	Governmental Activities		Business-Type Activities		Total	
	2007	2006	2007	2006	2007	2006
Current and other assets	\$ 57,387	\$ 33,901	\$ 15,117	\$ 11,239	\$ 72,504	\$ 45,140
Capital assets	<u>143,799</u>	<u>129,085</u>	<u>46,194</u>	<u>44,666</u>	<u>189,993</u>	<u>173,751</u>
Total assets	201,186	162,986	61,311	55,905	262,497	218,891
Long-term liabilities outstanding	50,553	43,120	14,051	10,839	64,604	53,959
Notes payable	13,000	28,073	-	10	13,000	28,083
Other liabilities	<u>7,661</u>	<u>7,809</u>	<u>400</u>	<u>366</u>	<u>8,061</u>	<u>8,175</u>
Total liabilities	71,214	79,002	14,451	11,215	85,665	90,217
Net assets:						
Invested in capital assets, net	90,828	62,825	35,909	35,548	126,737	98,373
Restricted	1,027	797	-	-	1,027	797
Unrestricted	<u>38,117</u>	<u>20,362</u>	<u>10,951</u>	<u>9,142</u>	<u>49,068</u>	<u>29,504</u>
Total net assets	\$ <u>129,972</u>	\$ <u>83,984</u>	\$ <u>46,860</u>	\$ <u>44,690</u>	\$ <u>176,832</u>	\$ <u>128,674</u>

CHANGES IN NET ASSETS

	Governmental Activities		Business-Type Activities		Total	
	2007	2006	2007	2006	2007	2006
Revenues:						
Program revenues:						
Charges for services	\$ 7,349	\$ 6,503	\$ 14,734	\$ 15,530	\$ 22,083	\$ 22,033
Operating grants and contributions	19,175	17,460	47	39	19,222	17,499
Capital grants and contributions	789	160	-	-	789	160
General revenues:						
Property taxes	74,893	70,024	-	-	74,893	70,024
Excises	4,187	3,921	-	-	4,187	3,921
Penalties and interest on taxes	808	1,261	-	-	808	1,261
Grants and contributions not restricted to specific functions	40,848	11,104	-	-	40,848	11,104
Investment income	1,747	1,066	270	118	2,017	1,184
Other	919	433	-	-	919	433
Total revenues	<u>150,715</u>	<u>111,932</u>	<u>15,051</u>	<u>15,687</u>	<u>165,766</u>	<u>127,619</u>
Expenses:						
General government	\$ 3,995	\$ 3,504	\$ -	\$ -	\$ 3,995	\$ 3,504
Public safety	13,049	12,628	-	-	13,049	12,628
Education	62,541	57,555	-	-	62,541	57,555
Public works	5,815	5,100	-	-	5,815	5,100
Maintenance	6,570	7,523	-	-	6,570	7,523
Human services	1,279	1,175	-	-	1,279	1,175
Culture and recreation	2,657	2,478	-	-	2,657	2,478
Interest on long-term debt	2,151	2,550	-	-	2,151	2,550
Intergovernmental	1,008	946	-	-	1,008	946
Employee benefits	6,669	6,190	-	-	6,669	6,190
Sewer operations	-	-	6,319	6,169	6,319	6,169
Water operations	-	-	3,774	2,990	3,774	2,990
Solid waste operations	-	-	1,781	1,802	1,781	1,802
Total expenses	<u>105,734</u>	<u>99,649</u>	<u>11,874</u>	<u>10,961</u>	<u>117,608</u>	<u>110,610</u>
Change in net assets before transfers and payment to fiduciary fund	44,981	12,283	3,177	4,726	48,158	17,009
Transfers in (out)	<u>1,007</u>	<u>781</u>	<u>(1,007)</u>	<u>(781)</u>	<u>-</u>	<u>-</u>
Change in net assets	45,988	13,064	2,170	3,945	48,158	17,009
Net assets - beginning of year	<u>83,984</u>	<u>70,920</u>	<u>44,690</u>	<u>40,745</u>	<u>128,674</u>	<u>111,665</u>
Net assets - end of year	<u>\$ 129,972</u>	<u>\$ 83,984</u>	<u>\$ 46,860</u>	<u>\$ 44,690</u>	<u>\$ 176,832</u>	<u>\$ 128,674</u>

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position.

The largest portion of net assets \$ 126,736,338 reflects our investment in capital assets (e.g., land, buildings, machinery and equipment), less any related debt used to acquire those assets that is still outstanding. These capital assets are used to provide services to citizens; consequently, these assets are not available for future spending. Although the investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of net assets, \$ 1,027,448 represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net assets \$ 49,069,105 may be used to meet the government's ongoing obligations to citizens and creditors.

Governmental activities. Governmental activities for the year resulted in a change in net assets of \$ 45,987,798. Key elements of this change are as follows (in thousands):

General fund excess of revenues over expenditures	\$ 4,515
Nonmajor funds excess of revenues over expenditures	1,279
General fund transfer in from Enterprise funds (indirect costs)	1,547
RTS subsidy	(435)
Capital grants and contribution revenue used to acquire capital assets	37,575
Debt service principal payment in excess of depreciation expense	1,260
Other	<u>247</u>
Total Increase	<u>\$ 45,988</u>

Business-type activities. Business-type activities for the year resulted in a change in net assets of \$ 2,170,590. Stronger than expected revenue collections and the acquisition of capital assets from current year operating revenues were the major factors affecting this change.

D. FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing financing requirements. In particular,

unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, governmental funds reported combined ending fund balances deficit of \$ 20,635,649, a change of \$ 27,639,107 in comparison with the prior year. Key elements of this change are as follows (in thousands):

General fund expenses and transfers out in excess of revenues and transfers in	\$ 2,733
Community Preservation Fund excess of revenues over expenditures	2,463
Other special revenue fund revenues over expenditures	832
Excess of current year bonds and MSBA receipts over current year expenditures	<u>21,611</u>
Total	<u>\$ 27,639</u>

The general fund is the chief operating fund. At the end of the current fiscal year, unreserved fund balance of the general fund was \$ 7,751,792 while total fund balance was \$ 15,476,037. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 8 percent of total general fund expenditures, while total fund balance represents 16 percent of that same amount.

The fund balance of the general fund changed by \$ 2,733,117 during the current fiscal year. Key factors in this change are as follows (in thousands):

Use of free cash, overlay surplus and other reserves as funding sources	\$ (4,555)
Revenues in excess of budget	3,510
Expenditures less than budget	2,025
Excess property tax collections	799
Excess of current year carryforwards over expenditures of prior year carryforwards	<u>954</u>
Total	<u>\$ 2,733</u>

Proprietary funds. Proprietary funds provide the same type of information found in the business-type activities reported in the government-wide financial statements, but in more detail.

Unrestricted net assets of the enterprise funds at the end of the year amounted to \$ 10,951,851, a change of \$ 2,170,590 in comparison with the prior year.

Other factors concerning the finances of proprietary funds have already been addressed in the entity-wide discussion of business-type activities.

E. GENERAL FUND BUDGETARY HIGHLIGHTS

Differences between the original budget and the final amended budget resulted in an overall change in appropriations of \$ 13,843,093. The change in the budget primarily funded additional debt service cost and were funded by the tax levy and MSBA grant received in fiscal year 2007.

Further explanation of this significant increase to the Town's budget is outlined in Section G.

F. CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. Total capital assets for governmental and business-type activities at year-end amounted to \$ 189,992,758 (net of accumulated depreciation), a change of \$ 16,241,996 from the prior year. This investment in capital assets includes land, buildings and system, improvements, and machinery and equipment.

Major capital asset events during the current fiscal year included the following (in thousands):

Governmental Activities:

High School renovations	\$ 15,380,575
Public Library renovations	131,088
Road and sidewalk improvements	1,135,200
High Rock renovations	454,125
Public safety vehicles	127,829
DPW Vehicles	354,356
DPW Equipment	104,177

Debt. At the end of the current fiscal year, total bonded debt outstanding was \$ 60,603,511, all of which was backed by the full faith and credit of the government. Total bond anticipation notes at the end of the current fiscal year was \$ 13,000,000. The Town's general obligation bond rating continues to carry the highest rating possible, AAA, a rating that has been assigned by Standards & Poor's to the Town debt since 2000.

Additional information on capital assets and long-term debt can be found in the footnotes to the financial statements.

G. ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Town's overall financial picture continues to be stable. Fiscal Year 2007 was the first fiscal year closeout which was based on a budget process under which the Town Manager presents an executive balanced budget to the Board of Selectmen and the Finance Committee for consideration. The year end results show a continued improvement with management's underlying long-term planning goals of sustainability. The stronger results for FY 2007 were also due to some significant one-time events and timing issues. The Town realized more investment income due to higher cash flow levels during the year and generally higher interest rates. The Town benefited from the influx of cash from the Massachusetts School Building Authority (MSBA) which has made considerable inroads with its payments to cities and towns to clear up the backlog of school projects approved for state financial assistance.

During FY 2007 the Town received payments from MSBA for the Newman School, Eliot School, and for the HVAC work at the High School which closed the books on those three projects as it relates to the open receivable. The Town also received the first of seventeen equal annual payments (\$745,381) for the Broadmeadow School project. The Broadmeadow School project payment began a year earlier than had been expected. In total the Town received \$ 5,996,912 during the year for the four projects all of which were previously approved and work completed prior to the creation of the MSBA. The receipt of the backlog of state payments considerably reduced the amount that had to be bonded. The payments not only reduced the amount of principal that had to be financed through bonds, but also reduced the amount of the project cost that was to be raised on the tax levy for FY 2007 and the future years during which the debt would have been paid.

The Town and the MSBA have also entered into a funding agreement for the current High School project which allows for monthly disbursements to the Town for the State's share of the project costs. The payments are issued to the Town as costs for the project are incurred. This funding process avoids the need to issue notes on the State's share of the project cost (less a holdback until a final audit of the project is done), reducing interest expense and avoiding the need to permanently finance the State's share. Through June 30, 2007 the Town received payments in the amount of \$ 19,625,670 for the High School Project with approximately another \$ 10-million to be received as the work progresses. The High School construction project is expected to be completed by late 2008 or early 2009. The close out audit and the final payment from the MSBA for the holdback is projected to occur by 2010.

The Town has also begun moving forward with several capital projects which were identified in the Facility Master Plan (FMP) that was funded at the May 2005 Annual Town Meeting. The High Rock school project borrowing authorization was approved; and the debt exclusion to repay the annual debt service to be incurred was approved by the voters at the April 2007 annual town election. The Town is moving forward with discussions on three other projects identified to be

done prior to 2012, the Senior Center, Town Hall, and DPW. The Town is currently investigating the estimated operational costs associated with the three building projects. This is in keeping with Town's practice of vetting out operating costs as well as debt implications as part of the decision making process of whether to move forward with a multi-million dollar municipal building project. It is probable that funding will be sought during the next twenty-four months.

The FY 2008 outlook is stable, and preliminary indications suggest FY 2009 will be stable as well. We anticipate continued moderate economic activity for Needham which should keep local tax collections strong. The Town continues to monitor key budget influences, energy, health insurance, and other post employment benefits (OPEB). The Town has restructured how it budgets for retiree health insurance and has taken additional steps toward building a fund to pay those future costs. Most labor contracts are settled through 2009 or 2010, including the largest three union groups, fire, police, and teachers; the salary and wage costs for existing personnel are predictable through that time period.

Overall the Town sees its general revenue growth, before new overrides, if any, and other extraordinary events to continue in the four percent growth level during the next one to three years. As projected we have seen a slowing in residential valuation growth, and some pullback on sale prices, but the number of sales is higher than in the prior year. The Town has increased its reserve for property tax abatement and exemption activity, and expects to maintain a higher annual overlay allowance for 2008 and for the triennial town-wide revaluation in FY 2009. These steps should provide adequate reserves should market conditions fall unexpectedly more than forecasts suggest. As a result, we do not expect any material effect on Town finances in the upcoming year due to the current housing prices.

The community did vote for a \$ 1,128,670 operating override to support educational related operating expenses for FY 2008 and the \$ 21,000,000 debt exclusion question for the High Rock School renovation/expansion project and technology upgrades at the Pollard Middle School. The Town still anticipates a general operating override question will be presented to the voters in the late 2008/early 2009 timeframe for costs associated with the operation of the High Rock School. The Town had disclosed to the voters prior to the vote on the debt exclusion question that an operating override for the opening of the High Rock School may be necessary.

There have been no draws on the Town's Stabilization Fund to support any operating or capital expenditures. The Town continues to provide additional funding to its newly established capital improvement fund and this past year established a capital facility fund to begin planning for higher cost building maintenance expenses which will come during the next ten to fifteen years as the expected life of some of the building improvements made during the past several years age and wear out. Management expects the Town's Free Cash position to remain stable, to continue the practice of recommending that non-recurring portion of Free Cash not be used for recurring operating expenses, but rather for

ongoing capital investment and future reserves, and does not expect any unplanned draw on the Stabilization Fund.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the Town of Needham's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Finance Director
Town of Needham, Massachusetts
1471 Highland Avenue
Needham, Massachusetts 02192

TOWN OF NEEDHAM, MASSACHUSETTS

STATEMENT OF NET ASSETS

June 30, 2007

	<u>Governmental</u> <u>Activities</u>	<u>Business-Type</u> <u>Activities</u>	<u>Total</u>
ASSETS			
Current:			
Cash and short-term investments	\$ 22,542,627	\$ 11,151,106	\$ 33,693,733
Investments	19,105,862	-	19,105,862
Receivables, net of allowance for uncollectibles:			
Property taxes	1,594,242	-	1,594,242
Excises	260,864	-	260,864
Utilities	-	3,965,630	3,965,630
Departmental	641,885	-	641,885
Intergovernmental	1,587,495	-	1,587,495
Other	192,175	-	192,175
Other assets	74,427	447	74,874
Noncurrent:			
Receivables, net of allowance for uncollectibles:			
Property taxes	206,845	-	206,845
Intergovernmental	11,180,715	-	11,180,715
Capital assets:			
Non-depreciable capital assets	62,744,595	9,709,369	72,453,964
Depreciable assets, net of accumulated depreciation	<u>81,054,188</u>	<u>36,484,606</u>	<u>117,538,794</u>
TOTAL ASSETS	201,185,920	61,311,158	262,497,078
LIABILITIES			
Current:			
Warrants and accounts payable	2,781,769	237,814	3,019,583
Accrued liabilities	2,764,633	103,121	2,867,754
Retainage payable	1,315,678	-	1,315,678
Tax refunds payable	665,810	-	665,810
Intergovernmental	28,130	-	28,130
Notes payable	13,000,000	-	13,000,000
Other liabilities	105,420	58,976	164,396
Current portion of long-term liabilities:			
Bonds payable	4,643,042	1,706,057	6,349,099
Compensated absences	625,630	90,803	716,433
Other liabilities	30,000	-	30,000
Noncurrent:			
Bonds payable, net of current portion	42,000,556	12,253,856	54,254,412
Compensated absences, net of current portion	1,876,892	-	1,876,892
Other liabilities, net of current portion	<u>1,376,000</u>	<u>-</u>	<u>1,376,000</u>
TOTAL LIABILITIES	71,213,560	14,450,627	85,664,187
NET ASSETS			
Invested in capital assets, net of related debt	90,827,658	35,908,680	126,736,338
Restricted for:			
Permanent funds:			
Nonexpendable	168,357	-	168,357
Expendable	319,123	-	319,123
Grants and other statutory restrictions	539,968	-	539,968
Unrestricted	<u>38,117,254</u>	<u>10,951,851</u>	<u>49,069,105</u>
TOTAL NET ASSETS	\$ <u>129,972,360</u>	\$ <u>46,860,531</u>	\$ <u>176,832,891</u>

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2007

	Expenses	Program Revenues			Net (Expenses) Revenues and Changes in Net Assets		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities:							
General government	\$ 3,994,959	\$ 677,475	\$ 58,659	\$ -	\$ (3,258,825)	\$ -	\$ (3,258,825)
Public safety	13,048,771	943,887	224,925	-	(11,879,959)	-	(11,879,959)
Education	62,541,383	3,768,492	18,226,237	-	(40,546,654)	-	(40,546,654)
Public works	5,815,185	1,879,678	92,345	-	(3,843,162)	-	(3,843,162)
Maintenance	6,569,952	-	-	788,586	(5,781,366)	-	(5,781,366)
Health and human services	1,278,440	78,083	250,208	-	(950,149)	-	(950,149)
Culture and recreation	2,656,918	1,913	322,253	-	(2,332,752)	-	(2,332,752)
Interest on debt service	2,151,430	-	-	-	(2,151,430)	-	(2,151,430)
Intergovernmental	1,008,402	-	-	-	(1,008,402)	-	(1,008,402)
Other unallocated costs	6,669,200	-	-	-	(6,669,200)	-	(6,669,200)
Total Governmental Activities	105,734,640	7,349,528	19,174,627	788,586	(78,421,899)	-	(78,421,899)
Business-Type Activities:							
Sewer services	6,319,908	8,303,425	46,923	-	-	2,030,440	2,030,440
Water services	3,773,063	4,886,601	-	-	-	1,113,538	1,113,538
Solid waste services	1,780,742	1,544,408	-	-	-	(236,334)	(236,334)
Total Business-Type Activities	11,873,713	14,734,434	46,923	-	-	2,907,644	2,907,644
Total	\$ 117,608,353	\$ 22,083,962	\$ 19,221,550	\$ 788,586	(78,421,899)	2,907,644	(75,514,255)
General Revenues and Transfers:							
Property taxes					74,892,670	-	74,892,670
Excise taxes					4,186,747	-	4,186,747
Penalties, interest, and other taxes					808,374	-	808,374
Grants and contributions not restricted to specific programs					40,848,449	-	40,848,449
Investment income					1,747,049	269,724	2,016,773
Miscellaneous					919,630	-	919,630
Total general revenues					123,402,919	269,724	123,672,643
Excess before transfers					44,981,020	3,177,368	48,158,388
Transfers, net					1,006,778	(1,006,778)	-
Change in Net Assets					45,987,798	2,170,590	48,158,388
Net Assets:							
Beginning of year					83,984,562	44,689,941	128,674,503
End of year					\$ 129,972,360	\$ 46,860,531	\$ 176,832,891

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

GOVERNMENTAL FUNDS

BALANCE SHEET

JUNE 30, 2007

ASSETS	<u>General</u>	<u>High School Project</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Cash and short-term investments	\$ 2,309,836	\$ 4,998,487	\$ 14,253,410	\$ 21,561,733
Investments	17,787,196	-	1,318,666	19,105,862
Receivables:				
Property taxes	1,960,489	-	-	1,960,489
Excises	386,168	-	-	386,168
Departmental	738,352	-	34,336	772,688
Intergovernmental	11,926,104	732,989	109,117	12,768,210
Other	192,175	-	-	192,175
Other assets	<u>74,427</u>	<u>-</u>	<u>-</u>	<u>74,427</u>
TOTAL ASSETS	\$ <u>35,374,747</u>	\$ <u>5,731,476</u>	\$ <u>15,715,529</u>	\$ <u>56,821,752</u>
 LIABILITIES AND FUND BALANCES				
Liabilities:				
Warrants and accounts payable	\$ 1,781,715	\$ 448,441	\$ 559,813	\$ 2,789,969
Deferred revenues	15,030,701	732,989	147,742	15,911,432
Accrued liabilities	2,291,691	-	77,973	2,369,664
Due to other governments	28,130	-	-	28,130
Retainage payable	-	1,315,678	-	1,315,678
Tax refunds payable	665,810	-	-	665,810
Anticipation notes payable	-	12,520,000	480,000	13,000,000
Other liabilities	<u>100,663</u>	<u>-</u>	<u>4,757</u>	<u>105,420</u>
TOTAL LIABILITIES	19,898,710	15,017,108	1,270,285	36,186,103
Fund Balances:				
Reserved for encumbrances and continuing appropriations	2,433,616	-	-	2,433,616
Reserved for expenditures	3,714,156	-	-	3,714,156
Reserved for other specific purposes	1,576,473	-	-	1,576,473
Reserved for permanent funds	-	-	168,357	168,357
Unreserved:				
Undesignated, reported in:				
General fund	7,751,792	-	-	7,751,792
Special revenue funds	-	-	11,530,514	11,530,514
Capital project funds	-	(9,285,632)	2,427,250	(6,858,382)
Permanent fund	<u>-</u>	<u>-</u>	<u>319,123</u>	<u>319,123</u>
TOTAL FUND BALANCES	<u>15,476,037</u>	<u>(9,285,632)</u>	<u>14,445,244</u>	<u>20,635,649</u>
TOTAL LIABILITIES AND FUND BALANCES	\$ <u>35,374,747</u>	\$ <u>5,731,476</u>	\$ <u>15,715,529</u>	\$ <u>56,821,752</u>

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS
 RECONCILIATION OF TOTAL GOVERNMENTAL FUND
 BALANCES TO NET ASSETS OF GOVERNMENTAL
 ACTIVITIES IN THE STATEMENT OF NET ASSETS

JUNE 30, 2007

Total governmental fund balances	\$	20,635,649
• Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.		143,798,783
• Revenues are reported on the accrual basis of accounting and are not deferred until collection.		15,504,125
• Internal service funds are used by management to account for health insurance and workers' compensation activities. The assets and liabilities of the internal service funds are included in the governmental activities in the Statement of Net Assets.		834,975
• In the statement of activities, interest is accrued on outstanding long-term debt, whereas in governmental funds interest is not reported until due.		(249,052)
• Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the governmental funds.		<u>(50,552,120)</u>
Net assets of governmental activities	\$	<u>129,972,360</u>

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

GOVERNMENTAL FUNDS

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

FOR THE YEAR ENDED JUNE 30, 2007

	<u>General</u>	<u>High School Project</u>	<u>Nonmajor Governmental Funds</u>	<u>Total Governmental Funds</u>
Revenues:				
Property taxes	\$ 73,633,270	\$ -	\$ 1,268,791	\$ 74,902,061
Excise taxes	4,124,378	-	-	4,124,378
Penalties, interest, and other taxes	750,023	-	-	750,023
Charges for services	852,281	-	4,811,324	5,663,605
Departmental	1,075,051	-	-	1,075,051
Licenses and permits	1,482,725	-	-	1,482,725
Intergovernmental	17,649,134	24,397,928	6,590,119	48,637,181
Investment income	1,573,613	-	554,725	2,128,338
Fines and forfeitures	220,641	-	-	220,641
Contributions	-	-	463,433	463,433
Other	221,336	-	195,068	416,404
Total Revenues	<u>101,582,452</u>	<u>24,397,928</u>	<u>13,883,460</u>	<u>139,863,840</u>
Expenditures:				
Current:				
General government	3,659,648	-	307,390	3,967,038
Public safety	12,549,886	-	89,668	12,639,554
Education	53,003,302	-	8,242,195	61,245,497
Public works	4,155,763	-	144,988	4,300,751
Maintenance	6,264,977	15,380,575	3,170,910	24,816,462
Health and human services	965,057	-	285,460	1,250,517
Culture and recreation	1,846,589	-	364,223	2,210,812
Employee benefits	6,436,525	-	-	6,436,525
Debt service:				
Principal	4,594,081	-	-	4,594,081
Interest	2,570,862	-	-	2,570,862
Intergovernmental	1,020,629	-	-	1,020,629
Total Expenditures	<u>97,067,119</u>	<u>15,380,575</u>	<u>12,604,834</u>	<u>125,052,528</u>
Excess (deficiency) of revenues over expenditures	4,515,333	9,017,353	1,278,626	14,811,312
Other Financing Sources (Uses):				
Issuance of bonds	-	10,000,000	1,822,000	11,822,000
Refunding	5,525,000	-	-	5,525,000
Payments to escrow	(5,525,983)	-	-	(5,525,983)
Transfers in	1,547,278	-	3,006,011	4,553,289
Transfers out	(3,328,511)	-	(218,000)	(3,546,511)
Total Other Financing Sources (Uses)	<u>(1,782,216)</u>	<u>10,000,000</u>	<u>4,610,011</u>	<u>12,827,795</u>
Net change in fund balances	2,733,117	19,017,353	5,888,637	27,639,107
Fund Balances, at beginning of year	<u>12,742,920</u>	<u>(28,302,985)</u>	<u>8,556,607</u>	<u>(7,003,458)</u>
Fund Balances, at end of year	<u>\$ 15,476,037</u>	<u>\$ (9,285,632)</u>	<u>\$ 14,445,244</u>	<u>\$ 20,635,649</u>

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

RECONCILIATION OF THE STATEMENT OF REVENUES
EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

FOR THE YEAR ENDED JUNE 30, 2007

NET CHANGES IN FUND BALANCES - TOTAL GOVERNMENTAL FUNDS \$ 27,639,107

- Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:

Capital outlay purchases 18,051,173

Depreciation (3,337,303)

- Revenues in the Statement of Activities that do not provide current financial resources are fully deferred in the Statement of Revenues, Expenditures and Changes in Fund Balances. Therefore, the recognition of revenue for various types of accounts receivable (i.e., real estate and personal property, motor vehicle excise, etc.) differ between the two statements. This amount represents the net change in deferred revenue.

10,774,350

- The issuance of long-term debt (e.g., bonds and leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the financial resources of governmental funds. Neither transaction, however, has any effect on net assets:

Issuance of debt (11,822,000)

Repayments of debt 4,594,081

- In the statement of activities, interest is accrued on outstanding long-term debt, whereas in governmental funds interest is not reported until due.

420,214

- Some expenses reported in the Statement of Activities, such as compensated absences and landfill costs, do not require the use of current financial resources and therefore, are not reported as expenditures in the governmental funds.

(204,706)

- Internal service funds are used by management to account for self-insurance activities. The net activity of internal service funds is reported with Governmental Activities.

(127,118)

CHANGE IN NET ASSETS OF GOVERNMENTAL ACTIVITIES \$ 45,987,798

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

GENERAL FUND

STATEMENT OF REVENUES AND OTHER SOURCES, AND EXPENDITURES AND OTHER USES -
BUDGET AND ACTUAL

FOR THE YEAR ENDED JUNE 30, 2007

	Budgeted Amounts		Actual Amounts	Variance with Final Budget
	Original Budget	Final Budget		
Revenues and Other Sources:				
Property taxes	\$ 72,653,110	\$ 72,833,361	\$ 72,833,361	\$ -
Excise taxes	3,995,000	3,995,000	4,124,378	129,378
Penalties, interest, and other taxes	655,000	655,000	750,023	95,023
Charges for services	804,000	804,000	852,281	48,281
Departmental	591,000	591,000	1,075,051	484,051
Licenses and permits	1,245,000	1,245,000	1,482,725	237,725
Intergovernmental	7,543,854	21,206,433	22,856,339	1,649,906
Investment income	900,000	900,000	1,573,613	673,613
Fines and forfeits	175,000	175,000	220,641	45,641
Other revenue	74,508	74,508	221,336	146,828
Transfers in	1,547,278	1,547,278	1,547,278	-
Use of free cash	3,895,235	3,895,235	3,895,235	-
Other sources	259,743	259,743	259,743	-
Use of overlay surplus	399,737	400,000	400,000	-
Total Revenues and Other Sources	94,738,465	108,581,558	112,092,004	3,510,446
Expenditures and Other Uses:				
General government	3,096,897	3,426,839	3,302,085	124,754
Public safety	11,460,566	11,460,566	11,054,211	406,355
Education	38,409,054	38,712,954	38,549,654	163,300
Public works	4,082,050	4,082,050	3,970,357	111,693
Maintenance	6,285,661	6,347,440	6,274,029	73,411
Human services	868,777	868,777	823,861	44,916
Culture and recreation	1,692,038	1,692,038	1,677,746	14,292
Employee benefits	15,612,389	15,612,389	14,571,885	1,040,504
Debt service	9,803,028	22,903,028	22,881,351	21,677
Intergovernmental	1,045,299	1,045,299	1,020,629	24,670
Transfers out	2,382,706	2,430,178	2,430,178	-
Total Expenditures and Other Uses	94,738,465	108,581,558	106,555,986	2,025,572
Excess of revenues and other sources over expenditures and other uses	\$ -	\$ -	\$ 5,536,018	\$ 5,536,018

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

PROPRIETARY FUNDS

STATEMENT OF NET ASSETS

JUNE 30, 2007

	Business-Type Activities Enterprise Funds			Total	Governmental Activities
	Sewer Fund	Water Fund	Solid Waste Fund		Internal Service Funds
<u>ASSETS</u>					
Current:					
Cash and short-term investments	\$ 6,035,359	\$ 4,256,415	\$ 859,331	\$ 11,151,105	\$ 980,894
User fees receivable	2,184,676	1,600,462	180,492	3,965,630	-
Other current assets	-	-	447	447	-
Total current assets	8,220,035	5,856,877	1,040,270	15,117,182	980,894
Noncurrent:					
Land and construction in progress	2,041,750	2,768,104	4,899,516	9,709,370	-
Other capital assets, net of accumulated depreciation	11,105,725	23,563,294	1,815,587	36,484,606	-
Total noncurrent assets	13,147,475	26,331,398	6,715,103	46,193,976	-
TOTAL ASSETS	21,367,510	32,188,275	7,755,373	61,311,158	980,894
<u>LIABILITIES</u>					
Current:					
Accounts payable	104,323	67,115	66,377	237,815	-
Accrued payroll	10,188	20,594	11,639	42,421	998
Accrued liabilities	21,920	38,780	-	60,700	144,921
Other liabilities	47,833	1,209	9,934	58,976	-
Current portion of long-term liabilities:					
Bonds payable	658,657	967,400	80,000	1,706,057	-
Compensated absences	29,961	30,820	30,022	90,803	-
Total current liabilities	872,882	1,125,918	197,972	2,196,772	145,919
Noncurrent:					
Bonds payable, net of current portion	5,574,603	6,604,253	75,000	12,253,856	-
Total noncurrent liabilities	5,574,603	6,604,253	75,000	12,253,856	-
TOTAL LIABILITIES	6,447,485	7,730,171	272,972	14,450,628	145,919
<u>NET ASSETS</u>					
Invested in capital assets, net of related debt	9,192,868	20,155,709	6,580,103	35,908,680	-
Unrestricted	5,727,157	4,302,395	922,298	10,951,850	834,975
TOTAL NET ASSETS	\$ 14,920,025	\$ 24,458,104	\$ 7,482,401	\$ 46,860,530	\$ 834,975

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS
 PROPRIETARY FUNDS
 STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
 FOR THE YEAR ENDED JUNE 30, 2007

	Business-Type Activities Enterprise Funds				Governmental Activities
	Sewer Fund	Water Fund	Solid Waste Fund	Total	Internal Service Funds
Operating Revenues:					
Charges for services	\$ 8,303,425	\$ 4,885,032	\$ 1,544,408	\$ 14,732,865	\$ -
Other	-	1,570	-	1,570	120,804
Total Operating Revenues	8,303,425	4,886,602	1,544,408	14,734,435	120,804
Operating Expenses:					
Personnel services	507,805	868,164	511,654	1,887,623	247,922
Non-personnel services	352,155	1,073,003	1,064,225	2,489,383	-
Depreciation	485,099	849,597	189,662	1,504,358	-
Intergovernmental assessments	4,878,286	804,108	-	5,682,394	-
Total Operating Expenses	6,203,345	3,594,872	1,765,541	11,563,758	247,922
Operating Income (Loss)	2,100,080	1,291,730	(221,133)	3,170,677	(127,118)
Nonoperating Revenues (Expenses):					
Intergovernmental revenue	46,923	-	-	46,923	-
Investment income	109,433	131,456	28,836	269,725	-
Interest expense	(116,568)	(178,189)	(15,201)	(309,958)	-
Total Nonoperating Revenues (Expenses), Net	39,788	(46,733)	13,635	6,690	-
Income (Loss) Before Transfers	2,139,868	1,244,997	(207,498)	3,177,367	(127,118)
Transfers in	-	-	435,500	435,500	-
Transfers out	(514,015)	(756,681)	(171,582)	(1,442,278)	-
Change in Net Assets	1,625,853	488,316	56,420	2,170,589	(127,118)
Net Assets at Beginning of Year	13,294,172	23,969,788	7,425,981	44,689,941	962,093
Net Assets at End of Year	\$ 14,920,025	\$ 24,458,104	\$ 7,482,401	\$ 46,860,530	\$ 834,975

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS

PROPRIETARY FUNDS

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED JUNE 30, 2007

	Business-Type Activities Enterprise Funds				Governmental Activities
	Sewer Fund	Water Fund	Solid Waste Fund	Total	Internal Service Fund
Cash Flows From Operating Activities:					
Receipts from customers and users	\$ 8,288,669	\$ 4,773,488	\$ 1,529,142	\$ 14,591,299	\$ -
Employer contributions	-	-	-	-	120,804
Payments of utility assessments	(4,878,286)	(804,108)	-	(5,682,394)	-
Payments to vendors and contractors	(260,470)	(1,001,004)	(1,120,322)	(2,381,796)	-
Payments of employee salaries, benefits, and related expenses	(508,128)	(845,720)	(501,328)	(1,855,178)	(199,514)
Net Cash Provided By (Used For) Operating Activities	2,641,785	2,122,656	(92,508)	4,671,933	(78,710)
Cash Flows From Noncapital Financing Activities:					
Operating grants received	46,923	-	-	46,923	-
Transfers from other funds	-	-	435,500	435,500	-
Transfers to other funds	(514,015)	(756,681)	(171,582)	(1,442,278)	-
Net Cash Provided by (Used For) Noncapital Financing Activities	(467,092)	(756,681)	263,918	(959,855)	-
Cash Flows From Capital and Related Financing Activities:					
Acquisition and construction of capital assets	(705,962)	(2,344,412)	(116,369)	(3,166,743)	-
Issuance of bonds and BANs	2,000,000	2,618,000	-	4,618,000	-
Principal payments on bonds and notes	(469,810)	(763,730)	(209,500)	(1,443,040)	-
Interest expense	(111,449)	(168,042)	(15,201)	(294,692)	-
Net Cash (Used For) Capital and Related Financing Activities	712,779	(658,184)	(341,070)	(286,475)	-
Cash Flows From Investing Activities:					
Investment income	109,433	131,456	28,836	269,725	-
Net Cash Provided By Investing Activities	109,433	131,456	28,836	269,725	-
Net Change in Cash and Short-Term Investments	2,996,905	839,247	(140,824)	3,695,328	(78,710)
Cash and Short-Term Investments, Beginning of Year	3,038,454	3,417,168	1,000,155	7,455,777	1,059,604
Cash and Short-Term Investments, End of Year	\$ 6,035,359	\$ 4,256,415	\$ 859,331	\$ 11,151,105	\$ 980,894
Reconciliation of Operating Income to Net Cash Provided by (Used For) Operating Activities:					
Operating income	\$ 2,100,080	\$ 1,291,730	\$ (221,133)	\$ 3,170,677	\$ (127,118)
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	465,099	849,597	189,662	1,504,358	-
Loss on sale of capital assets	-	134,258	-	134,258	-
Changes in assets and liabilities:					
User fees	(54,431)	(113,280)	(14,819)	(182,530)	-
Other assets	-	-	(447)	(447)	-
Accounts payable	91,685	(62,259)	(56,097)	(26,671)	(62)
Accrued liabilities	(2,298)	4,675	3,010	5,387	48,470
Other liabilities	39,875	166	-	39,841	-
Compensated absences	1,975	17,769	7,316	27,060	-
Net Cash Provided By Operating Activities	\$ 2,641,785	\$ 2,122,656	\$ (92,508)	\$ 4,671,933	\$ (78,710)

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS
 FIDUCIARY FUNDS
 STATEMENT OF FIDUCIARY NET ASSETS
 JUNE 30, 2007

	Pension Trust Fund (As of <u>December 31, 2006</u>)	Post Retirement <u>Fund</u>	Private Purpose Trust <u>Fund</u>
<u>ASSETS</u>			
Cash and short-term investments	\$ 1,097,944	\$ -	\$ 530,231
Investments	112,457,427	3,075,317	1,431,465
Receivables	<u>78,508</u>	<u>-</u>	<u>-</u>
Total Assets	113,633,879	3,075,317	1,961,696
<u>LIABILITIES AND NET ASSETS</u>			
Accounts payable	<u>38,462</u>	<u>-</u>	<u>-</u>
Total Liabilities	<u>38,462</u>	<u>-</u>	<u>-</u>
<u>NET ASSETS</u>			
Total net assets held in trust for pension benefits and other purposes	\$ <u><u>113,595,417</u></u>	\$ <u><u>3,075,317</u></u>	\$ <u><u>1,961,696</u></u>

See notes to financial statements.

TOWN OF NEEDHAM, MASSACHUSETTS
 FIDUCIARY FUNDS
 STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
 FOR THE YEAR ENDED JUNE 30, 2007

	Pension Trust Fund (For the Year Ended December 31, 2006)	Post Retirement Fund	Private Purpose Trust Fund
Additions:			
Contributions:			
Employers	\$ 3,835,000	\$ 380,000	\$ -
Plan members	2,385,326	-	-
Other	<u>546,625</u>	<u>141,254</u>	<u>258,887</u>
Total contributions	6,766,951	521,254	258,887
Investment Income:			
Increase in fair value of investments	16,482,177	-	390,842
Less: management fees	<u>(607,520)</u>	<u>-</u>	<u>-</u>
Net investment income	<u>15,874,657</u>	<u>-</u>	<u>390,842</u>
Total additions	22,641,608	521,254	649,729
Deductions:			
Benefit payments to plan members and beneficiaries	8,409,254	-	3,829
Refunds to plan members	307,402	-	-
Administrative expenses	156,216	-	-
Other	<u>527,738</u>	<u>-</u>	<u>-</u>
Total deductions	<u>9,400,610</u>	<u>-</u>	<u>3,829</u>
Net increase	13,240,998	521,254	645,900
Net assets:			
Beginning of year	<u>100,354,419</u>	<u>2,554,063</u>	<u>1,315,795</u>
End of year	<u>\$ 113,595,417</u>	<u>\$ 3,075,317</u>	<u>\$ 1,961,695</u>

See notes to financial statements.

Town of Needham, Massachusetts

Notes to Financial Statements

1. Summary of Significant Accounting Policies

The accounting policies of the Town of Needham (the Town) conform to generally accepted accounting principles (GAAP) as applicable to governmental units. The following is a summary of the more significant policies:

A. Reporting Entity

The government is a municipal corporation governed by an elected Board of Selectmen. As required by generally accepted accounting principles, these financial statements present the government and applicable component units for which the government is considered to be financially accountable.

Blended Component Units - Blended component units are entities that are legally separate, but are so related that they are, in substance, the same as the primary government, providing services entirely or almost entirely for the benefit of the primary government. The following component unit is blended within the primary government:

In the Fiduciary Funds: The Needham Contributory Retirement System, which was established to provide retirement benefits primarily to employees and their beneficiaries. The System is presented using the accrual basis of accounting and is reported as a pension trust fund in the fiduciary fund financial statements. Additional financial information of the System and complete financial statements can be obtained by contacting the System located at Town of Needham, Massachusetts, 1471 Highland Avenue, Needham, Massachusetts 02192.

B. Government-Wide and Fund Financial Statements

Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Government-Wide Financial Statements

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include (1) charges to customers or applicants for goods, services, or privileges provided, (2) operating grants and contributions, and (3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes and excises.

Fund Financial Statements

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers property tax revenues to be available if they are collected within

60 days of the end of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the government. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

The government reports the following major governmental funds:

- The *General Fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- The *High School Project* accounts for all financial resources and expenditures related to High School renovation costs.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989 generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their business-type activities and enterprise funds, subject to this same limitation. The government has elected not to follow subsequent private-sector guidance.

The government reports the following major proprietary funds:

- The *Sewer Fund* is used to report the Town's sewer enterprise fund operations.
- The *Water Fund* is used to report the Town's water enterprise fund operations.
- The *Solid Waste Fund* is used to report the Town's transfer station enterprise fund operations.

The self-insured workers compensation program is reported as an *Internal Service Fund* in the accompanying financial statements.

The *Pension Trust Fund* accounts for the activities of the Employees Contributory Retirement System, which accumulates resources for pension benefit payments to qualified employees.

The *Other Post-Employment Benefits* is used to accumulate resources for health and life insurance benefits for retired employees.

The *Private-Purpose Trust Fund* is used to account for trust arrangements, other than those properly reported in the pension trust fund or permanent fund, under which principal and investment income exclusively benefit individuals, private organizations, or other governments.

D. Cash and Short-Term Investments

Cash balances from all funds, except those required to be segregated by law, are combined to form a consolidation of cash. Cash balances are invested to the extent available, and interest earnings are recognized in the General Fund. Certain special revenue, proprietary, and fiduciary funds segregate cash, and investment earnings become a part of those funds.

Deposits with financial institutions consist primarily of demand deposits, certificates of deposits, and savings accounts. A cash and investment pool is maintained that is available for use by all funds. Each fund's portion of this pool is reflected on the combined financial statements under the caption "cash and short-term investments". The interest earnings attributable to each fund type are included under investment income.

For purpose of the statement of cash flows, the proprietary funds consider investments with original maturities of three months or less to be short-term investments.

E. Investments

State and local statutes place certain limitations on the nature of deposits and investments available. Deposits in any financial institution may not exceed certain levels within the financial institution. Non-fiduciary fund investments can be made in securities issued by or unconditionally guaranteed by the U.S. Government or agencies that have a maturity of one year or less from the date of purchase and repurchase agreements guaranteed by such securities with maturity dates of no more than 90 days from the date of purchase.

Investments for the Contributory Retirement System consist of marketable securities, bonds and short-term money market investments. Investments are carried at market value.

F. Property Tax Limitations

Legislation known as "Proposition 2 1/2" limits the amount of revenue that can be derived from property taxes. The prior fiscal year's tax levy limit is used as a base and cannot increase by more than 2.5 percent (excluding new growth), unless an override or debt exemption is voted. The actual fiscal year 2007 tax levy reflected an excess capacity of approximately \$ 6,400.

G. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (for enterprise funds only) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than \$ 1,000 and an estimated useful life in excess of five years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Property, plant and equipment of the primary government is depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Building and improvements	40 - 50
Machinery, equipment, and furnishings	5 - 10
Vehicles	5
Infrastructure	25 - 40

H. Compensated Absences

Based on provisions contained in the Town's personnel policy or collective bargaining agreement, employees are eligible to accumulate earned but unused vacation and sick leave benefits. Vacation time accrues either annually or monthly based on years of service and is considered vested at the time it is earned. Employees are limited in their ability to carry unused vacation leave from one year to the next. Personal leave is not cumulative and is not carried forward to the next year. Sick leave is accrued either monthly or annually and accumulates without limit. Some employees whose employment terminates by retirement, disability, or death are

entitled to payment upon termination at their current rate of pay for twenty-five percent of accrued sick leave. Some employees are subject to a 960 hour cap for the purposes of sick leave buy-back, and some employees are ineligible to participate in the program.

All vested personal and vacation pay is accrued when incurred in the government-wide financial statements. Twenty-five percent of vested sick leave is accrued when incurred in the government-wide financial statements, based on an estimate number of employees expected to retire. A liability for these amounts is reported in governmental funds only if the employee has met the requirements to be eligible for buy-back of sick leave upon a qualifying event.

I. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets.

J. Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Designations of fund balance represent tentative management plans that are subject to change.

K. Use of Estimates

The preparation of basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures for contingent assets and liabilities at the date of the basic financial statements, and the reported amounts of the revenues and expenditures/expenses during the fiscal year. Actual results could vary from estimates that were used.

2. Stewardship, Compliance and Accountability

A. Budgetary Information

At the annual town meeting, the Finance Committee presents an operating and capital budget for the proposed expenditures of the fiscal year commencing the following July 1. The budget, as enacted by town meeting, establishes the legal level of control and specifies that certain appropriations be funded by particular revenues. The original budget is amended during the fiscal year at special town meetings as required by changing conditions. In cases of extraordinary or unforeseen expenses, the

Finance Committee is empowered to transfer funds from the Reserve Fund (a contingency appropriation) to a departmental appropriation. "Extraordinary" includes expenses, which are not in the usual line, or are great or exceptional. "Unforeseen" includes expenses, which are not foreseen as of the time of the annual meeting when appropriations are voted.

Departments are limited to the line items as voted. Certain items may exceed the line item budget as approved if it is for an emergency and for the safety of the general public. These items are limited by the Massachusetts General Laws and must be raised in the next year's tax rate.

Formal budgetary integration is employed as a management control device during the year for the General Fund and Proprietary Funds. Effective budgetary control is achieved for all other funds through provisions of the Massachusetts General Laws.

At year-end, appropriation balances lapse, except for certain unexpended capital items and encumbrances, which will be honored during the subsequent year.

B. Budgetary Basis

The General Fund final appropriation appearing on the "Budget and Actual" page of the fund financial statements represents the final amended budget after all reserve fund transfers and supplemental appropriations.

C. Budget/GAAP Reconciliation

The budgetary data for the general and proprietary funds is based upon accounting principles that differ from generally accepted accounting principles (GAAP). Therefore, in addition to the GAAP basis financial statements, the results of operations of the general fund are presented in accordance with budgetary accounting principles to provide a meaningful comparison with budgetary data.

The following is a summary of adjustments made to the actual revenues and other sources, and expenditures and other uses, to conform to the budgetary basis of accounting.

<u>General fund</u>	<u>Revenues and Other Financing Sources</u>	<u>Expenditures and Other Financing Uses</u>
Revenues/Expenditures (GAAP basis)	\$ 101,582,452	\$ 97,067,119
Other financing sources/uses (GAAP basis, net of refunding)	<u>1,547,278</u>	<u>3,329,494</u>
Subtotal (GAAP Basis)	103,129,730	100,396,613
Reverse beginning of year appropriation carryforwards from expenditures	-	(749,516)
Add end of year appropriation carryforwards to expenditures	-	1,701,684
Use of free cash	3,895,235	-
Recognize use of overlay surplus	400,000	-
Reverse GASB 24 MTRS	(9,365,045)	(9,365,045)
Other sources	259,743	-
Adjust property tax revenue to the budgetary basis	(799,909)	-
Gross up MSBA revenue appropriated for debt service	<u>14,572,250</u>	<u>14,572,250</u>
Budgetary basis	\$ <u>112,092,004</u>	\$ <u>106,555,986</u>

D. Deficit Fund Equity

The Town reflects several special revenue and capital project fund deficits, primarily caused by grant expenses occurring in advance of grant reimbursements and the use of bond anticipation notes to finance construction activities.

The deficits in these funds will be eliminated through future intergovernmental revenues and transfers from other funds and issuance of debt.

The following funds had deficits as of June 30, 2007:

Major Governmental Funds:		
High School Project	\$	9,285,632
Nonmajor Governmental Funds:		
Special Revenue Funds:		
2006 NCLB Title I		7,525
2007 NCLB Title I		20,946
2007 USDOE Project Serve		8,000
SPED Out-of-District Tuition		2,216
Capital Project Funds:		
Chapter 90		11,678
High Rock renovation		454,125

3. Cash and Short-Term Investments

Custodial Credit Risk - Deposits. Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned. Massachusetts General Law Chapter 44, Section 55, limits deposits "in a bank or trust company or banking company to an amount not exceeding sixty percent of the capital and surplus of such bank or trust company or banking company, unless satisfactory security is given to it by such bank or trust company or banking company for such excess." The Town and the Contributory Retirement System (the System) do not have a deposit policy for custodial credit risk.

As of June 30, 2007, out of Town's bank balance of \$ 35,688,411, \$ 9,661,274 was exposed to custodial credit risk as uninsured, uncollateralized, and collateral held by pledging bank's trust department not in the Town's name.

As of December 31, 2006, out of Contributory Retirement System's bank balance of \$ 1,200,072, \$ 9,892 was exposed to custodial credit risk as uninsured, uncollateralized, and collateral held by pledging bank's trust department not in the System's name.

4. Investments

A. Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. For short-term investments that were purchased using surplus revenues, Massachusetts General Law, Chapter 44, Section 55, limits investments to the top rating issued by at least one nationally recognized statistical rating organization (NRSROs).

Presented below is the actual rating as of year end for each investment of the Town:

<u>Investment Type</u>	<u>Fair Value</u>	<u>Average Rating as of Year End</u>
U.S. Treasury notes	\$ 491,734	AAA
Certificates of deposits	3,848,039	N/A
Corporate equities	1,949,320	N/A
Mutual funds	267,440	N/A
Federal agency securities	16,357,000	AAA
Corporate bonds	699,111	AA3
Total investments	\$ <u>23,612,644</u>	

At December 31, 2006, the System maintained its investments in the State Investment Pool* with a fair value of \$ 112,457 (in thousands). This investment type is not rated.

**Fair value is the same as the value of the pool share. The Pension Reserves Investment Trust was created under Massachusetts General Law, Chapter 32, Section 22, in December 1983. The Pension Reserves Investment Trust is operated under contract with a private investment advisor, approved by the Pension Reserves Investment Management Board. The Pension Reserves Investment Management Board shall choose an investment advisor by requesting proposals from advisors and reviewing such proposals based on criteria adopted under Massachusetts General Law, Chapter 30B.*

B. Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g. broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The Town and the Retirement System do not have policies for custodial credit risk.

C. Concentration of Credit Risk

The Town and the Retirement System place no limit on the amount invested in any one issuer.

D. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. Per Massachusetts general law, Investments of operating cash or bond paydown amounts should be placed in investments with a one year or less maturity date or in shares issued by money market funds registered with the Securities and Exchange Commission. The Town and the Retirement System do not

have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Information about the sensitivity of the fair values of the Town's investments to market interest rate fluctuations is as follows:

Investment Type	Fair Value	Investment Maturities (in Years)		
		Less Than 1	1-5	6-10
Debt Related Securities:				
U.S. Treasury notes	\$ 491,734	\$ -	\$ 395,390	\$ 96,344
Corporate bonds	699,111	100,000	313,028	286,083
Federal agency securities	16,357,000	9,265,285	6,309,461	782,254
Total	\$ <u>17,547,845</u>	\$ <u>9,365,285</u>	\$ <u>7,017,879</u>	\$ <u>1,164,681</u>

E. Foreign Currency Risk

Foreign currency risk is the risk that changes in foreign exchange rates will adversely affect the fair value of an investment. The Town and the System do not have policies for foreign currency risk.

5. Taxes Receivable

A. Property Taxes

Real estate and personal property taxes are levied and based on values assessed on January 1st of every year. Assessed values are established by the Board of Assessor's for 100% of the estimated fair market value. Taxes are due on a quarterly basis and are subject to penalties and interest if they are not paid by the respective due date. Real estate and personal property taxes levied are recorded as receivables in the fiscal year they relate to.

Fourteen days after the due date for the final tax bill for real estate taxes, a demand notice may be sent to the delinquent taxpayer. Fourteen days after the demand notice has been sent, the tax collector may proceed to file a lien against the delinquent taxpayers' property. The Town has an ultimate right to foreclose on property for unpaid taxes. Personal property taxes cannot be secured through the lien process.

Taxes receivable at June 30, 2007 consist of the following (in thousands):

Real Estate		
2007	\$ 457	
2005	<u>7</u>	464
Personal Property		
2007	79	
2006	35	
2005	17	
Prior	<u>145</u>	276
Tax Liens		688
Deferred Taxes		<u>532</u>
Total		\$ <u>1,960</u>

B. Allowance for Uncollectibles

The receivables reported in the government-wide financial statements reflect the following estimated allowances for doubtful accounts (in thousands):

	<u>Governmental</u>
Real estate taxes	\$ 24
Personal property taxes	135
Excises	125
Ambulance	131

The allowance amount is estimated using varying percentages that the Town believes are not collectible based on year of levy.

C. Departmental

Departmental receivables are primarily comprised of ambulance receivables.

D. Intergovernmental Receivables

This balance represents reimbursements requested from Federal and State agencies for expenditures incurred in fiscal 2007 and future reimbursements from the MSBA.

6. Capital Assets

Capital asset activity for the year ended June 30, 2007 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital assets, being depreciated:				
Buildings and improvements	\$ 81,090	\$ 453	\$ -	\$ 81,543
Machinery, equipment, and furnishings	5,408	234	-	5,642
Vehicles	5,188	546	-	5,734
Infrastructure	<u>21,078</u>	<u>2,557</u>	<u>-</u>	<u>23,635</u>
Total capital assets, being depreciated	112,764	3,790	-	116,554
Less accumulated depreciation for:				
Buildings and improvements	(16,723)	(1,535)	-	(18,258)
Machinery, equipment, and furnishings	(4,030)	(440)	-	(4,470)
Vehicles	(3,560)	(460)	-	(4,020)
Infrastructure	<u>(7,849)</u>	<u>(903)</u>	<u>-</u>	<u>(8,752)</u>
Total accumulated depreciation	<u>(32,162)</u>	<u>(3,338)</u>	<u>-</u>	<u>(35,500)</u>
Total capital assets, being depreciated, net	80,602	452	-	81,054
Capital assets, not being depreciated:				
Land	18,469	-	-	18,469
Works of art	95	-	-	95
Construction in progress	<u>29,920</u>	<u>16,005</u>	<u>(1,744)</u>	<u>44,181</u>
Total capital assets, not being depreciated	<u>48,484</u>	<u>16,005</u>	<u>(1,744)</u>	<u>62,745</u>
Governmental activities capital assets, net	<u>\$ 129,086</u>	<u>\$ 16,457</u>	<u>\$ (1,744)</u>	<u>\$ 143,799</u>
	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-Type Activities:				
Capital assets, being depreciated:				
Buildings and improvements	\$ 12,311	\$ 83	\$ -	\$ 12,394
Machinery, equipment, and furnishings	3,403	169	(77)	3,495
Vehicles	517	-	-	517
Infrastructure	<u>56,596</u>	<u>125</u>	<u>(74)</u>	<u>56,647</u>
Total capital assets, being depreciated	72,827	377	(151)	73,053
Less accumulated depreciation for:				
Buildings and improvements	(3,833)	(361)	17	(4,177)
Machinery, equipment, and furnishings	(2,486)	(198)	-	(2,684)
Vehicles	(485)	(14)	-	(499)
Infrastructure	<u>(28,277)</u>	<u>(931)</u>	<u>-</u>	<u>(29,208)</u>
Total accumulated depreciation	<u>(35,081)</u>	<u>(1,504)</u>	<u>17</u>	<u>(36,568)</u>
Total capital assets, being depreciated, net	37,746	(1,127)	(134)	36,485
Capital assets, not being depreciated:				
Land	5,167	-	-	5,167
Construction in progress	<u>1,753</u>	<u>2,865</u>	<u>(76)</u>	<u>4,542</u>
Total capital assets, not being depreciated	<u>6,920</u>	<u>2,865</u>	<u>(76)</u>	<u>9,709</u>
Business-type activities capital assets, net	<u>\$ 44,666</u>	<u>\$ 1,738</u>	<u>\$ (210)</u>	<u>\$ 46,194</u>

Depreciation expense was charged to functions of the Town as follows (in thousands):

Governmental Activities:	
General government	\$ 96
Public safety	417
Education	1,171
Public works	1,229
Human services	6
Culture and recreation	<u>419</u>
Total depreciation expense - governmental activities	\$ <u>3,338</u>
Business-Type Activities:	
Sewer	\$ 465
Water	850
Solid Waste	<u>189</u>
Total depreciation expense - business-type activities	\$ <u>1,504</u>

The works of art consist primarily of paintings capitalized at fair value at date of donation and are held for public exhibition at Needham's Public Library. Since the works of art are inexhaustible, they are not subject to depreciation.

7. Warrants and Accounts Payable

Warrants payable represent 2007 expenditures paid by July 15, 2007 as permitted by law. Accounts payable represent additional 2007 expenditures paid after July 15, 2007.

8. Deferred Revenue

Governmental funds report *deferred revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

The balance of the General Fund deferred revenues account is equal to the total of all June 30, 2007 receivable balances, except real and personal property taxes that are accrued for subsequent 60-day collections.

9. Accrued Liabilities

Accrued liabilities represent primary accrued payroll and withholdings. On the government-wide statement of net assets, accrued liabilities also include accrued interest for bonds and anticipation notes. In the prior year, withholdings were reported as other liabilities.

10. Tax Refunds Payable

This balance consists of an estimate of refunds due to property taxpayers for potential abatements. These cases are currently pending with the state Appellate Tax Board.

11. Anticipation Notes Payable

The Town had the following notes outstanding at June 30, 2007:

	<u>Rate</u>	<u>Issue</u>	<u>Maturity</u>	<u>June 30, 2007</u>
High School	4.00 - 4.25%	06/15/07	06/13/08	\$ 12,520,000
School Planning	4.00 - 4.25%	06/15/07	06/13/08	480,000
Total				<u>\$ 13,000,000</u>

The following summarizes activity in notes payable during fiscal year 2007:

	<u>Balance Beginning of Year</u>	<u>New Issues</u>	<u>Maturities</u>	<u>Balance End of Year</u>
Bond anticipation	\$ -	\$ 13,000,000	\$ -	\$ 13,000,000
Bond anticipation	15,500,000	-	(15,500,000)	-
Bond anticipation	4,500,000	-	(4,500,000)	-
Bond anticipation	8,083,000	-	(8,083,000)	-
Bond anticipation	-	432,052	(432,052)	-
Total	<u>\$ 28,083,000</u>	<u>\$ 13,432,052</u>	<u>\$ (28,515,052)</u>	<u>\$ 13,000,000</u>

12. Other Liabilities

Other liabilities reported in the Internal Service Fund represent an estimate of incurred but not reported workers compensation claims.

13. Long-Term Debt

A. Long-Term Debt Supporting Activities

General obligation bonds, issued by the town, are repaid with general and enterprise fund revenues and the use of undesignated fund balance or unrestricted retained earnings. Compensated absences are paid from the

fund responsible for the employee's compensation with significant liabilities paid from the general fund and the enterprise funds.

B. General Obligation Bonds

The Town issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. General obligation bonds currently outstanding are as follows:

	Original Amount	Interest Rate(s)%	Date of Issue	Date of Maturity	Amount Outstanding as of June 30, 2007
MA Water Pollution Abatement Trust	\$ 310,656	Various	06/01/95	02/01/15	\$ 205,801
MA Water Pollution Abatement Trust	91,400	Various	12/09/98	08/01/18	59,200
MA Water Pollution Abatement Trust	243,300	Various	12/09/98	08/01/18	157,700
MA Water Pollution Abatement Trust	1,261,272	Various	12/09/98	08/01/18	891,758
MA Water Pollution Abatement Trust	175,500	Various	12/09/98	08/01/18	113,800
MA Water Pollution Abatement Trust	422,874	Various	12/09/98	08/01/18	329,594
Municipal Purpose FY 1998	12,726,000	4.75 - 5.00	06/15/99	06/15/19	1,145,000
MA Water Pollution Abatement Trust	85,894	Various	12/09/98	08/01/18	62,004
Municipal Purpose FY 2001	8,883,000	4.00	06/15/01	06/15/11	2,900,000
MA Water Resources Authority	257,304	0.00	07/19/01	08/15/11	128,654
Municipal Purpose FY 2003 Elementary School	5,590,000 14,000,000	1.87 3.00 - 4.70	05/15/03 11/01/03	11/15/10 11/01/23	1,630,000 11,900,000
Municipal Purpose FY 2004	1,680,000	3.00	06/01/04	11/01/07	200,000
Municipal Purpose FY 2005	12,649,000	3.00 - 4.75	12/01/04	12/01/19	10,990,000
Municipal Purpose FY 2005	6,827,000	3.25 - 4.20	06/01/05	06/01/25	5,825,000
Municipal Purpose FY 2006	3,346,000	3.24 - 3.66	12/15/05	02/15/15	2,725,000
Municipal Purpose FY 2007	5,525,000	3.75 - 4.50	11/01/06	11/11/19	5,400,000
Municipal Purpose FY 2007	11,970,000	3.75 - 4.50	11/01/06	11/01/26	11,470,000
Municipal Purpose FY 2008	4,470,000	4.05 - 5.00	06/15/07	06/15/12	4,470,000
					<u>\$ 60,603,511</u>

C. Future Debt Service

The annual principal payments to retire all general obligation long-term debt outstanding as of June 30, 2007 are as follows:

<u>Governmental</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2008	\$ 4,643,041	\$ 1,763,356	\$ 6,406,397
2009	4,931,421	1,593,825	6,525,246
2010	4,411,977	1,420,798	5,832,775
2011	3,637,979	1,263,410	4,901,389
2012	2,567,979	1,132,021	3,700,000
2013 - 2017	12,193,622	4,252,495	16,446,117
2018 - 2022	10,032,579	1,907,570	11,940,149
2023 - 2027	<u>4,225,000</u>	<u>336,068</u>	<u>4,561,068</u>
Total	\$ <u>46,643,598</u>	\$ <u>13,669,543</u>	\$ <u>60,313,141</u>

<u>Business-Type</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2008	\$ 1,706,057	\$ 541,197	\$ 2,247,254
2009	1,526,635	490,636	2,017,271
2010	1,380,365	429,818	1,810,183
2011	964,476	378,218	1,342,694
2012	1,008,963	339,911	1,348,874
2013 - 2017	4,686,217	1,161,240	5,847,457
2018 - 2022	2,487,200	233,801	2,721,001
2023	<u>200,000</u>	<u>4,200</u>	<u>204,200</u>
Total	\$ <u>13,959,913</u>	\$ <u>3,579,021</u>	\$ <u>17,538,934</u>

D. Bond Authorizations

Long-term debt authorizations which have not been issued or rescinded as of June 30, 2007 are as follows:

<u>Date Authorized</u>	<u>Purpose</u>	<u>Amount</u>
2001	Rosemary Pool Complex - Design	\$ 72,500
2002	Pool Repair - Rosemary	25,000
2003	Parking Lot Dedham Avenue	46,500
2003	Sewer Pump Station - Richardson Dr.	500,000
2003	Water System Designs Webster	19,000
2003	Water Pump Station Designs - St. Mary's St.	180,000
2004	Library New Facility	3,086,000
2004	High School	27,027,750
2004	Water System Rehab - Webster St. Area	100,000
2004	Sewer Pump Station Design - Great Plain Avenue Area	10,000
2004	Sewer System Rehab - I/I Work	175,000
2005	WTP Computer Systems	10,000
2005	Water System Rehab Designs	25,000
2006	High School	8,700,000
2006	Ridge Hill Rehabilitation	120,000
2006	RTS Scale Replacement	11,000
2006	Sewer Pump Station - Great Plain Ave.	500,000
2006	Water System Improvements - Warren St.	50,000
2006	Rte 128 Sewer System Improvements	1,055,000
2007	Water Service Connections	155,000
2007	Public Works Vehicle & Equipment	18,000
2007	Water System Improvements (Rte 128 area)	1,500,000
2007	High Rock School Design	525,000
2007	Mitchell School Roof Repair	120,000
2007	Roads, Bridges, Intersections and Sidewalks	1,100,000
2008	Water Tank Birds Hill	600,000
2008	High Rock and Pollard School Project	20,475,000
2008	RTS Construction Equipment	230,000
2008	Sewer System Rehabilitation I/I Work	1,806,800
Total		<u>\$ 68,242,550</u>

E. Changes in General Long-Term Liabilities

During the year ended June 30, 2007, the following changes occurred in long-term liabilities (in thousands):

	Total Balance 07/01/06	Additions	Reductions	Refunded	Total Balance 06/30/07	Less Current Portion	Equals Long-Term Portion 06/30/07
<u>Governmental Activities</u>							
Bonds payable	\$ 39,416	\$ 11,822	\$ (4,594)	\$ -	\$ 46,644	\$ (4,643)	\$ 42,001
Other:							
Accrued employee benefits	2,268	861	(626)	-	2,503	(626)	1,877
Landfill closure	1,436	-	(30)	-	1,406	(30)	1,376
Totals	\$ <u>43,120</u>	\$ <u>12,683</u>	\$ <u>(5,250)</u>	\$ <u>-</u>	\$ <u>50,553</u>	\$ <u>(5,299)</u>	\$ <u>45,254</u>
	Total Balance 7/1/2006	Additions	Reductions	Refunded	Total Balance 6/30/2007	Less Current Portion	Equals Long-Term Portion 6/30/2007
<u>Business-Type Activities</u>							
Bonds payable	\$ 10,775	\$ 10,143	\$ (1,708)	\$ (5,250)	\$ 13,960	\$ (1,706)	\$ 12,254
Other:							
Accrued employee benefits	64	118	(91)	-	91	(91)	-
Totals	\$ <u>10,839</u>	\$ <u>10,261</u>	\$ <u>(1,799)</u>	\$ <u>(5,250)</u>	\$ <u>14,051</u>	\$ <u>(1,797)</u>	\$ <u>12,254</u>

F. Advance and Current Refundings

Current Year

On November 1, 2006 the Town issued general obligation bonds in the amount of \$ 5,525,000 with a variable interest rate ranging from 3.750% to 4.500% to advance refund \$ 5,250,000 of term bonds with an interest rates ranging from 4.625% to 5.000%. The term bonds mature on June 15, 2019 and are callable on November 1, 2006. The general obligation bonds (plus a premium of \$76,792), after paying total issuance costs of \$ 75,809, the net proceeds were \$ 5,525,983. The net proceeds from the issuance of the general obligation bonds were used to purchase U.S. government securities and those securities were deposited in an irrevocable trust with an escrow agent to provide debt service payments until the term bonds are called on June 15, 2019. The advance refunding met the requirements of an in-substance debt defeasance and the term bonds were removed from the Town's financial statements.

As a result of the advance refunding, the Town reduced its total debt service cash flow requirements by \$ 249,700, which resulted in an economic gain (difference between the present value of the debt service payments on the old and new debt) of approximately \$ 175,000.

Defeased debt still outstanding at June 30, 2007 is \$ 5,250,000.

14. Landfill Closure and Postclosure Care Costs

State and Federal laws and regulations require the Town to perform certain maintenance and monitoring functions at its landfill site for thirty years after closure.

The \$ 1,406,000 reported as landfill postclosure care liability at June 30, 2007 represents the estimated costs to maintain and monitor the site for thirty years. These amounts are based on what it would cost to perform all post-closure care in 2007. Actual cost may be higher due to inflation, changes in technology, or changes in regulations.

15. Restricted Net Assets

The accompanying entity-wide financial statements report restricted net assets when external constraints from grantors or contributors are placed on net assets.

Permanent fund restricted net assets are segregated between nonexpendable and expendable. The nonexpendable portion represents the original restricted principal contribution, and the expendable represents accumulated earnings which are available to be spent based on donor restrictions.

16. Reserves of Fund Equity

"Reserves" of fund equity are established to segregate fund balances which are either not available for expenditure in the future or are legally set aside for a specific future use.

The following types of reserves are reported at June 30, 2007:

Reserved for Encumbrances and Continuing Appropriations - An account used to segregate that portion of fund balance committed for expenditure of financial resources upon vendor performance.

Reserved for Expenditures - Represents the amount of fund balance appropriated to be used for expenditures in the subsequent year budget.

Reserved for Other Specific Purposes - Represents the amount of fund balance appropriated to be used for future debt service.

Reserved for Permanent Funds - Represents the principal of the nonexpendable trust fund investments. The balance cannot be spent for any purpose; however, it may be invested and the earnings may be spent.

17. General Fund Undesignated Fund Balance

The undesignated general fund balance reported on the balance sheet is stated in accordance with generally accepted accounting principles (GAAP), which differs in certain respects from the Massachusetts Uniform Municipal Accounting System (UMAS). The following paragraphs summarize the major differences.

The accompanying financial statements include an estimate for future potential tax refunds, which is not recognized under UMAS.

18. Commitments and Contingencies

Outstanding Lawsuits - There are several pending lawsuits in which the Town is involved. The Town's management is of the opinion that the potential future settlement of such claims would not materially affect its financial statements taken as a whole.

Grants - Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount of expenditures which may be disallowed by the grantor cannot be determined at this time, although the Town expects such amounts, if any, to be immaterial.

19. Post-Employment Health Care and Life Insurance Benefits

The Town's employee contracts provide for health care and life insurance benefits to retirees, their dependents, or their survivors. These benefits are provided through the Town's group plans. The cost of these benefits is included in the total cost of benefits for both active and retired employees. Annual Required Contribution (ARC) for fiscal year 2007 for providing post-employment health and life insurance benefits was \$ 3,305,116. Expected benefit payments were \$ 2,147,680 (fiscal year 2006), resulting in an increase in annual cost to fund the plan of \$ 962,900 (fiscal year 2006). The post-employment benefits were provided to approximately 670 retirees and their survivors. During fiscal year 2006, the Town completed an actuarial valuation of its post-employment health care liability and the resulting actuarial accrued liability is estimated to be \$ 43,172,705. Full implementation of GASB 45 will occur in fiscal year 2008 or 2009.

20. Contributory Retirement System

A. Plan Description and Contribution Information

Substantially all employees of the Town (except teachers and administrators under contract employed by the School Department) are members of

the Needham Contributory Retirement System (NCRS), a cost sharing, multiple employer defined benefit PERS. Eligible employees must participate in the NCRS. The pension plan provides pension benefits, deferred allowances, and death and disability benefits. Chapter 32 of the Massachusetts General Laws establishes the authority of the NCRS Retirement Board. Chapter 32 also establishes contribution percentages and benefits paid. The NCRS Retirement Board does not have the authority to amend benefit provisions. As required by Massachusetts General Laws, the System issues a separate report to the Commonwealth's Public Employee Retirement Administration Commission.

Membership of each plan consisted of the following at December 31, 2006, the date of the latest actuarial valuation:

Retirees and beneficiaries receiving benefits	513
Terminated plan members entitled to but not yet receiving benefits	89
Active plan members	<u>654</u>
Total	<u><u>1,256</u></u>
Number of participating employers	2

Employee contribution percentages are specified in Chapter 32 of the Massachusetts General Laws. The percentage is determined by the participant's date of entry into the system. All employees hired after January 1, 1979 contribute an additional 2% on all gross regular earnings over the rate of \$ 30,000 per year. The percentages are as follows:

Before January 1, 1975	5%
January 1, 1975 - December 31, 1983	7%
January 1, 1984 - June 30, 1996	8%
Beginning July 1, 1996	9%

Employers are required to contribute at actuarially determined rates as accepted by the Public Employee Retirement Administration Commission (PERAC).

B. Summary of Significant Accounting Policies

Basis of Accounting - Contributory retirement system financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

Method Used to Value Investments - Investments are reported in accordance with PERAC requirements.

C. Teachers

As required by State statutes, teachers of the Town are covered by the Massachusetts Teachers Retirement System (MTRS). The MTRS is funded by contributions from covered employees and the Commonwealth of Massachusetts. The Town is not required to contribute.

All persons employed on at least a half-time basis, who are covered under a contractual agreement requiring certification by the Board of Education are eligible, and must participate in the MTRS.

Based on the Commonwealth of Massachusetts' retirement laws, employees covered by the pension plan must contribute a percentage of gross earnings into the pension fund. The percentage is determined by the participant's date of entry into the system and gross earnings, up to \$ 30,000, as follows:

Before January 1, 1975	5%
January 1, 1975 - December 31, 1983	7%*
January 1, 1984 - June 30, 1996	8%*
July 1, 1996 - June 30, 2001	9%*
Beginning July 1, 2001	11%

- * Effective January 1, 1990, all participants hired after January 1, 1979, who have not elected to increase to 11%, contribute an additional 2% of salary in excess of \$ 30,000.

The Town's current year covered payroll for teachers was approximately \$ 28,269,366.

In fiscal year 2007, the Commonwealth of Massachusetts contributed \$ 9,365,045 to the MTRS on behalf of the Town. This is included in the education expenditures and intergovernmental revenues in the general fund.

D. Other Employees

Certain retired employees of the Town were exempted from membership or elected not to participate in the System. The Town pays retirement benefits to these employees from the General Fund appropriations. These employees are not included in the Town's actuarial liability. The Town's fiscal 2007 pension expense relating to these employees was approximately \$ 111,350.

21. Self Insurance

Workers Compensation - The Town's personnel Department administers a self-insured workers compensation program. In addition to in-house administration, the town utilizes a third party administrator, CCMSI, to process claims, produce workers compensation vouchers, and conduct follow-up medical case management on individuals receiving workers compensation benefits.

As of June 30, 2007, the Town's workers compensation fund had a balance of \$ 834,975 in net assets. This amount is generated from the remainder of the workers compensation budget voted each year by the Town Meeting. The Town appropriates approximately \$ 385,000 for workers compensation line item each year. These funds are used to pay workers compensation related expenses throughout the year, with the unexpended balance rolling into the trust fund noted above. The Town also purchases stop-loss reinsurance as part of its workers compensation program from Midwest Employers Casualty Company. Under the terms of its excess workers compensation coverage, the Town is liable for up to \$ 350,000 per accident to a limit of \$ 1,000,000 per accident. The Town's maximum aggregate liability for all claims paid within one year is \$ 795,421. The Town has no excess liability coverage for public safety employees and no reasonable estimate of claims liability has been determined.

A liability for unpaid claims at June 30, 2007 of \$ 144,921 has been recorded in the Internal Service Fund. This represents the Town's estimate of future payments based on historical information on active cases.

Changes in the aggregate liability for claims for the year ended June 30, 2007 are as follows:

	<u>Workers Compensation</u>
Claims liability, July 1, 2006	\$ 96,488
Claims incurred/recognized in fiscal year 2007	247,922
Claims paid in fiscal year 2007	<u>(199,489)</u>
Claims liability, June 30, 2007	<u>\$ 144,921</u>

22. Risk Management

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. There were no significant reductions in insurance coverage from the previous year and have been no material settlements in excess of coverage in any of the past three fiscal years.

Town of Needham, Massachusetts
Contributory Retirement System
Required Supplemental Information (Unaudited)

Scheduled of Funding Progress and Employer Contributions

The following schedules are presented in accordance with the Governmental Accounting Standards Board Statement 25:

Schedule of Funding Progress:

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (AAL) - Entry Age (b)	Unfunded AAL (UAAL) (b - a)	Funded Ratio (a/b)	Covered Payroll (c)	UAAL as a Percentage of Covered Payroll [(b - a)/c]
01/01/07	\$ 102,235,876	\$ 128,668,586	\$ 26,432,710	79.5%	\$ 26,120,560	101.2%
01/01/05	\$ 89,965,920	\$ 119,994,011	\$ 30,028,091	75.0%	\$ 23,585,296	127.3%
01/01/04	\$ 82,910,726	\$ 113,426,667	\$ 30,515,941	73.1%	\$ 21,633,442	141.1%
01/01/03	\$ 76,356,568	\$ 108,537,756	\$ 32,181,188	70.4%	\$ 21,380,463	150.5%
01/01/00	\$ 80,624,013	\$ 88,236,491	\$ 7,612,478	91.4%	\$ 18,313,876	41.6%
01/01/97	\$ 50,591,567	\$ 69,604,902	\$ 19,013,335	72.7%	\$ 16,120,405	117.9%
01/01/95	\$ 41,448,079	\$ 66,617,237	\$ 25,169,158	62.2%	\$ 12,547,993	200.6%

Schedule of Employer's Contributions:

Year Ended June 30	Annual Required Contribution	Percentage Contributed
2007	\$ 3,835,000	100%
2006	\$ 3,696,000	100%
2005	\$ 3,525,000	100%
2004	\$ 2,392,000	100%
2003	\$ 2,353,000	100%

The required information presented above was determined as part of the actuarial valuations at the dates indicated. Additional information as of the latest actuarial valuation follows.

Valuation date	01/01/07
Actuarial cost method	Individual Entry Age
Amortization method	4.5% Increasing Payments
Remaining amortization period	14 years
Asset valuation method	5 year smoothing
Actuarial assumptions:	
Investment rate of return	8.25%
Projected salary increases	5.25%
Cost of living adjustments	3.00% of the lesser of pension amount or \$ 12,000 a year.

See Independent Auditors Report.

TOWN OF NEEDHAM, MASSACHUSETTS
Schedule of Revenues and Other Sources, and
Expenditures and Other Uses -
Sewer Enterprise Fund Budget vs Actual Comparison

For the Year Ended June 30, 2007

	<u>Budget</u>	<u>Adjusted Actual</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Current service charges	\$ 7,527,528	\$ 8,274,981	\$ 747,453
Interest income	40,000	109,433	69,433
Other sources	<u>131,950</u>	<u>131,950</u>	<u>-</u>
Total Revenues and Other Sources	7,699,478	8,516,364	816,886
Expenditures:			
Sewer expenditures	969,839	882,406	87,433
Intergovernmental	5,125,624	4,878,286	247,338
Debt service	1,090,000	1,011,022	78,978
Transfers out	<u>514,015</u>	<u>514,015</u>	<u>-</u>
Total Expenditures and Other Uses	<u>7,699,478</u>	<u>7,285,729</u>	<u>413,749</u>
Excess of revenues and other sources over expenditures and other uses	\$ <u>-</u>	\$ <u>1,230,635</u>	\$ <u>1,230,635</u>

See Independent Auditors' Report.

TOWN OF NEEDHAM, MASSACHUSETTS

Schedule of Revenues and Other Sources, and
Expenditures and Other Uses -
Water Enterprise Fund Budget vs Actual Comparison

For the Year Ended June 30, 2007

	<u>Budget</u>	<u>Adjusted Actual</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Current service charges	\$ 4,424,370	\$ 4,773,320	\$ 348,950
Interest income	45,000	131,456	86,456
Other sources	<u>18,051</u>	<u>18,051</u>	<u>-</u>
Total Revenues	4,487,421	4,904,776	435,406
Expenditures:			
Water expenditures	1,772,680	1,681,326	91,354
Intergovernmental	830,009	801,108	28,901
Debt service	1,128,051	1,116,072	11,979
Transfers out	<u>756,681</u>	<u>756,681</u>	<u>-</u>
Total Expenditures and Other Uses	<u>4,487,421</u>	<u>4,355,187</u>	<u>132,234</u>
Excess of revenues over expenditures and other uses	<u>\$ -</u>	<u>\$ 549,589</u>	<u>\$ 567,640</u>

See Independent Auditors' Report.

TOWN OF NEEDHAM, MASSACHUSETTS

Schedule of Revenues and Other Sources, and
Expenditures and Other Uses -
Solid Waste Enterprise Fund Budget vs Actual Comparison

For the Year Ended June 30, 2007

	<u>Budget</u>	<u>Adjusted Actual</u>	<u>Variance Positive (Negative)</u>
Revenues:			
Current service charges	\$ 1,484,060	\$ 1,529,590	\$ 45,530
Interest income	30,000	28,836	(1,164)
Transfer in	443,500	443,500	-
Other sources	<u>370,879</u>	<u>370,879</u>	<u>-</u>
Total Revenues and Other Sources	2,328,439	2,372,805	44,366
Expenditures:			
Transfers station expenditures	1,918,857	1,839,305	79,552
Debt service	230,000	226,378	3,622
Transfers out	<u>179,582</u>	<u>179,582</u>	<u>-</u>
Total Expenditures and Other Uses	<u>2,328,439</u>	<u>2,245,265</u>	<u>83,174</u>
Excess of revenues and other sources over expenditures and other uses	<u>\$ -</u>	<u>\$ 127,540</u>	<u>\$ 127,540</u>

See Independent Auditors' Report.

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EDWARDS ANGELL PALMER & DODGE LLP

111 Huntington Avenue Boston, MA 02199 617.239.0100 fax 617.227.4420 eapdlaw.com

(Date of Delivery)

Evelyn M. Poness, Treasurer
Town of Needham
Needham, Massachusetts

\$5,600,000
Town of Needham, Massachusetts
General Obligation Municipal Purpose Loan of 2008 Bonds
Dated November 1, 2008

We have acted as bond counsel to the Town of Needham, Massachusetts (the "Town") in connection with the issuance by the Town of the above-referenced bonds (the "Bonds"). In such capacity, we have examined the law and such certified proceedings and other papers as we have deemed necessary to render this opinion.

As to questions of fact material to our opinion we have relied upon representations and covenants of the Town contained in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based on our examination, we are of the opinion, under existing law, as follows:

1. The Bonds are valid and binding general obligations of the Town and, except to the extent they are paid from other sources, the principal of and interest on the Bonds are payable from taxes which may be levied upon all taxable property in the Town without limitation as to rate or amount, except as provided under Chapter 44, Section 20 of the General Laws, with respect to that portion of the principal and interest payments that the Town has voted to exempt from the limit imposed by Chapter 59, Section 21C of the General Laws, and subject to the limit imposed by Chapter 59, Section 21C of the General Laws with respect to that portion of the principal and interest payments that the Town has not voted to exempt from that limit.

2. Interest on the Bonds is excluded from the gross income of the owners of the Bonds for federal income tax purposes. In addition, interest on the Bonds is not a specific preference item for purposes of the federal individual or corporate alternative minimum taxes. However, such interest is included in adjusted current earnings when calculating corporate alternative minimum taxable income. In rendering the opinions set forth in this paragraph, we have assumed compliance by the Town with all requirements of the Internal Revenue Code of 1986 that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, and continue to be, excluded from gross income for federal income tax purposes. The Town has covenanted to comply with all such requirements. Failure by the Town to comply with

certain of such requirements may cause interest on the Bonds to become included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. We express no opinion regarding any other federal tax consequences arising with respect to the Bonds.

3. Interest on the Bonds is exempt from Massachusetts personal income taxes and the Bonds are exempt from Massachusetts personal property taxes. We express no opinion regarding any other Massachusetts tax consequences arising with respect to the Bonds or any tax consequences arising with respect to the Bonds under the laws of any state other than Massachusetts.

This opinion is expressed as of the date hereof, and we neither assume nor undertake any obligation to update, revise, supplement or restate this opinion to reflect any action taken or omitted, or any facts or circumstances or changes in law or in the interpretation thereof, that may hereafter arise or occur, or for any other reason.

The rights of the holders of the Bonds and the enforceability of the Bonds may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

Edwards Angell Palmer & Dodge LLP

**PROPOSED FORM OF
CONTINUING DISCLOSURE CERTIFICATE**

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Town of Needham, Massachusetts (the "Town") in connection with the issuance of its \$5,600,000 General Obligation Municipal Purpose Loan of 2008 Bonds dated November 1, 2008 (the "Bonds"). The Town covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Town for the benefit of the Owners of the Bonds and in order to assist the Participating Underwriters in complying with the Rule.

SECTION 2. Definitions. For purposes of this Disclosure Certificate the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Town pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"National Repository" shall mean any nationally recognized municipal securities information repository for purposes of the Rule. The current National Repositories are listed on Exhibit A attached hereto.

"Owners of the Bonds" shall mean the registered owners, including beneficial owners, of the Bonds.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Repository" shall mean each National Repository and each State Depository.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

"State Depository" shall mean any public or private depository or entity designated by The Commonwealth of Massachusetts as a state information depository for the purpose of the Rule. (As of the date of this Disclosure Certificate there is no State Depository).

"Transmission Agent" shall mean any central filing office, conduit or similar entity which undertakes responsibility for accepting filings under the Rule for submission to each Repository. The current Transmission Agents are listed on Exhibit A attached hereto.

SECTION 3. Provision of Annual Reports.

(a) The Town shall, not later than 270 days after the end of each fiscal year, provide to each Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Town may be submitted when available separately from the balance of the Annual Report.

(b) If the Town is unable to provide to the Repositories an Annual Report by the date required in subsection (a), the Town shall send a notice to each National Repository and the State Depository, if any, in substantially the form attached as Exhibit B.

SECTION 4. Content of Annual Reports. The Town's Annual Report shall contain or incorporate by reference the following:

(a) quantitative information for the preceding fiscal year of the type presented in the Town's Official Statement dated October __, 2008 relating to the Bonds regarding (i) the revenues and expenditures of the Town relating to its operating budget, (ii) capital expenditures, (iii) fund balances, (iv) property tax information, (v) outstanding indebtedness and overlapping debt of the Town, and (vi) pension obligations of the Town, and

(b) the most recently available audited financial statements of the Town, prepared in accordance with generally accepted accounting principles.

If audited financial statements for the preceding fiscal year are not available when the Annual Report is submitted, the Annual Report will include unaudited financial statements for the preceding fiscal year and audited financial statements for such fiscal year shall be submitted when available.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Town or related public entities, which have been submitted to each of the Repositories or the Securities and Exchange Commission. If the document incorporated by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The Town shall clearly identify each such other document so incorporated by reference.

SECTION 5. Reporting of Material Events.

(a) The Town shall give notice, in accordance with subsection 5(b) below, of the occurrence of any of the following events with respect to the Bonds, if material:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.

4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions or events affecting the tax-exempt status of the Bonds.
7. Modifications to rights of the Owners of the Bonds.
8. Bond calls.
9. Defeasances.
10. Release, substitution or sale of property securing repayment of the Bonds.
11. Rating changes.

It should be noted, however, that as of this date events of the types listed in paragraphs 2, 3, [4, 5,] and 10 above are not applicable to the Bonds.

(b) Whenever the Town obtains knowledge of the occurrence of a Listed Event, the Town shall as soon as possible determine if such an event would be material under applicable federal securities laws and if so, the Town shall promptly file a notice of such occurrence with each National Repository and the State Depository, if any.

SECTION 6. Alternative Methods for Reporting. The Town may satisfy its obligations to make a filing with each Repository hereunder by transmitting the same to a Transmission Agent if and to the extent such Transmission Agent has received an interpretive advice from the Securities and Exchange Commission, which has not been withdrawn, to the effect that an undertaking to transmit a filing to such Transmission Agent for submission to each Repository is an undertaking described in the Rule.

SECTION 7. Termination of Reporting Obligation. The Town's obligations under this Disclosure Certificate shall terminate upon the legal defeasance in accordance with the terms of the Bonds, prior redemption or payment in full of all of the Bonds.

SECTION 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Town may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived if such amendment or waiver is permitted by the Rule, as evidenced by an opinion of counsel expert in federal securities law (which may include bond counsel to the Town), to the effect that such amendment or waiver would not cause the Disclosure Certificate to violate the Rule. The first Annual Report filed after enactment of any amendment to or waiver of this Disclosure Certificate shall explain, in narrative form, the reasons for the amendment or waiver and the impact of the change in the type of information being provided in the Annual Report.

If the amendment provides for a change in the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of

the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information in order to provide information to investors to enable them to evaluate the ability of the Town to meet its obligations. To the extent reasonably feasible, the comparison shall also be quantitative. A notice of the change in the accounting principles shall be sent to each Repository.

SECTION 9. Default. In the event of a failure of the Town to comply with any provision of this Disclosure Certificate any Owner of the Bonds may seek a court order for specific performance by the Town of its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not constitute a default with respect to the Bonds, and the sole remedy under this Disclosure Certificate in the event of any failure of the Town to comply with this Disclosure Certificate shall be an action for specific performance of the Town's obligations hereunder and not for money damages in any amount.

SECTION 10. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Owners of the Bonds from time to time, and shall create no rights in any other person or entity.

Date: _____, 2008

TOWN OF NEEDHAM,
MASSACHUSETTS

By _____
Treasurer

Selectmen

[EXHIBIT A: List of National Repositories and Transmission Agents]
[EXHIBIT B: Form of Notice of Failure to File Annual Report]