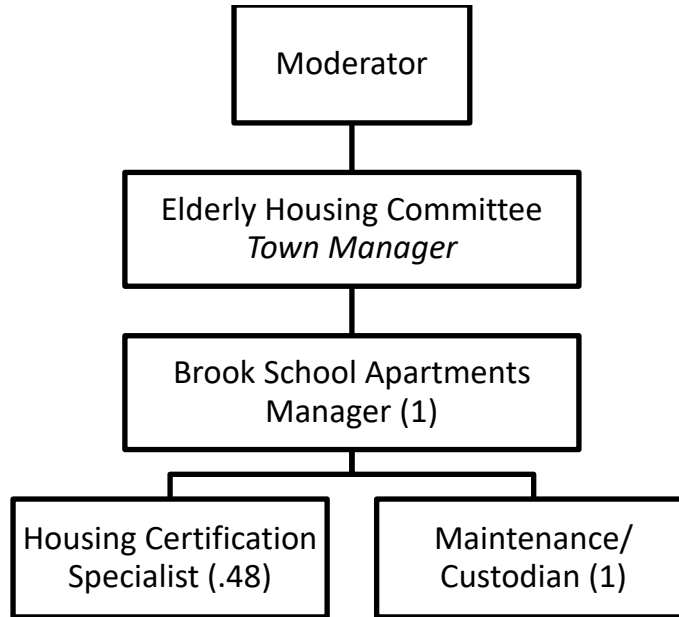


TOWN OF WESTON
FY21 TOWN MANAGER'S PROPOSED BUDGET AND FINANCING PLAN
BROOK SCHOOL APARTMENTS ENTERPRISE FUND



	Actual FY18	Actual FY19	Budget FY20	Town Manager Recommended FY21 Budget	FY20 to FY21 \$ Change	% Change
BROOK SCHOOL APARTMENTS ENTERPRISE FUND						
Revenues						
CPA - Debt Service	6,040	5,825	5,610	5,395	(215)	-3.8%
Retained Earnings - Capital	100,000	140,000	100,000	100,000	-	0.0%
Rentals & Interest Income	980,404	1,064,936	1,212,572	1,238,952	26,380	2.2%
Total	1,086,444	1,210,761	1,318,182	1,344,347	26,165	2.0%
Expenditures						
Salaries	184,024	169,598	189,437	194,776	5,339	2.8%
Expenses	309,598	375,217	385,250	401,600	16,350	4.2%
Repairs & Replacements+	64,502	154,337	164,908	174,802	9,894	6.0%
Payment in Lieu of Taxes	23,365	23,949	24,548	25,162	614	2.5%
Capital Improvements+	15,412	27,677	100,000	100,000	-	0.0%
Debt Service (Enterprise Fund)	273,773	265,133	256,569	247,874	(8,695)	-3.4%
subtotal	870,674	1,015,911	1,120,712	1,144,214	23,502	2.1%
Debt Service (Community Preservation Funds)	6,040	5,825	5,610	5,395	(215)	-3.8%
Indirect Costs (transfer to General Fund)	209,730	189,025	191,860	194,738	2,878	1.5%
Total	1,086,444	1,210,761	1,318,182	1,344,347	26,165	2.0%

**Town of Weston
FY21 Town Manager’s Proposed Budget**

HEALTH AND HUMAN SERVICES: Brook School Elderly Housing Complex, Warren Avenue Affordable Housing

The former Brook School was converted to an elderly and handicapped rental housing complex in 1979 with an addition completed in the fall of 2004. The complex now contains 75 apartments for the elderly and disabled. The U.S. Department of Housing and Urban Development provides a subsidy for 42 of these units under the Section 8 program. Another 13 units are deed restricted as affordable units under the Community Preservation Act. The average wait for a subsidized apartment is approximately three-five years. The Complex is managed by a Manager who is overseen by the Elderly Housing Committee.

The funding plan for the Brook School Apartments, developed when the expansion project was brought forward, calls for all operating and debt service expenses, as well as indirect Town costs and an in-lieu of tax payment, to be covered by a combination of rental income and CPA funding. The Brook School Elderly Housing Complex is budgeted in an enterprise fund.

The staff also manages the family rental housing on Warren Avenue owned by the Weston Affordable Housing Trust. Five units have been completed and are occupied; another two are being developed. A management fee is paid to the Elderly Housing Committee annually.

Brook School Apartments has recognized the importance of sustainability issues. We completed a light project through MassSave by replacing all old light fixtures and compact fluorescent lighting with New LED lighting throughout the BSA Campus at no cost to the Town. Aside from LED lighting being more energy efficient, the new lighting is motion sensitive and will turn off when not needed. This should further lower energy costs.

FY21 Departmental Goals

1. Continue to improve outdated infrastructure to build energy efficiency throughout BSA such as boilers and heater systems.
2. Develop additional storage spaces to accommodate all units at BSA.
3. Update all common area spaces to be more welcoming.
4. Adding amenities to BSA which will include a gym, theater room and art studio.
5. Continue to build a harmonious community.

Staffing Levels	FY18 Funded	FY19 Funded	FY20 Funded	FY21 Recommended
Manager	1	1	1	1
Housing Certification Specialist	0.35	0.48	0.48	0.48
Maintenance/Custodian	1	1	1	1
Total FTE	2.35	2.48	2.48	2.48

Budget Recommendations

Level Services: This is a level service budget

New Requests Recommended by Town Manager: None

New Requests Not Recommended by Town Manager:

**Town of Weston
FY21 Town Manager's Proposed Budget**

	ACTUAL FY18	BUDGET FY19	ACTUAL FY19	BUDGET FY20	DEPT REQ FY21	TOWN MGR'S RECOMMENDATION			FY20 to FY21	
						LEVEL SERVICE	NEW REQ	TOTAL	\$ Change	% Change
Brook School Apartments Enterprise Fund										
Salaries	184,024	201,116	169,598	189,437	194,776	194,776		194,776	5,339	2.8%
Sub-total Personnel Salaries	184,024	201,116	169,598	189,437	194,776	194,776	-	194,776	5,339	2.8%
Electricity	34,781	45,000	39,147	45,000	60,000	60,000		60,000	15,000	33.3%
Oil/Gas	47,013	60,000	55,395	60,000	60,000	60,000		60,000	-	0.0%
Water	4,977	12,000	3,754	12,000	12,000	12,000		12,000	-	0.0%
Repair & Maintenance Building	55,770	70,000	66,173	70,000	70,000	70,000		70,000	-	0.0%
Building Safety	44,833	29,000	36,430	29,000	40,000	40,000		40,000	11,000	37.9%
Window Cleaning	-	10,000	2,850	10,000	5,000	5,000		5,000	(5,000)	-50.0%
Septic Service	-	6,000	6,302	6,000	7,000	7,000		7,000	1,000	16.7%
Repair - Vehicle & Equipment	10	500	-	500	500	500		500	-	0.0%
Trash Removal	10,613	14,400	9,200	14,400	12,000	12,000		12,000	(2,400)	-16.7%
Snow Removal	49,109	45,000	38,928	45,000	50,000	50,000		50,000	5,000	11.1%
Extermination	1,020	1,100	974	1,100	1,100	1,100		1,100	-	0.0%
Environmental Maintenance	1,482	4,500	1,596	4,500	4,500	4,500		4,500	-	0.0%
Legal	215	1,000	3,800	1,000	1,000	1,000		1,000	-	0.0%
Telephone	5,537	7,750	6,229	7,750	6,500	6,500		6,500	(1,250)	-16.1%
Office Supplies	3,738	3,500	4,943	3,500	3,500	3,500		3,500	-	0.0%
Custodial Supplies	11,381	14,000	16,925	14,000	15,000	15,000		15,000	1,000	7.1%
Grounds	27,686	48,000	27,955	48,000	40,000	40,000		40,000	(8,000)	-16.7%
Conference/Training	2,501	3,500	1,245	3,500	3,500	3,500		3,500	-	0.0%
All Other	8,932	44,000	53,372	10,000	10,000	10,000		10,000	-	0.0%
Sub-total Expenses	309,598	419,250	375,217	385,250	401,600	401,600	-	401,600	16,350	4.2%
BSA-Continuing Balance Accts										
Repairs & Replacements+	64,502	155,574	154,337	164,908	174,802	174,802	-	174,802	9,894	6.0%
Capital Improvement Fund+	15,412	140,000	27,677	100,000	100,000	100,000	-	100,000	-	0.0%
Sub-total Cont Bal Accts	79,914	295,574	182,014	264,908	274,802	274,802	-	274,802	9,894	3.7%
Debt Service	273,773	265,133	265,133	256,569	247,874	247,874	-	247,874	(8,695)	-3.4%
Payment in Lieu of Taxes	23,365	23,949	23,949	24,548	25,162	25,162	-	25,162	614	2.5%
Total	870,674	1,205,022	1,015,911	1,120,712	1,144,214	1,144,214	-	1,144,214	23,502	2.1%

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